



Woolridge Way, Loddiges Road, E9 6PR

£375,000

Leasehold

Castles

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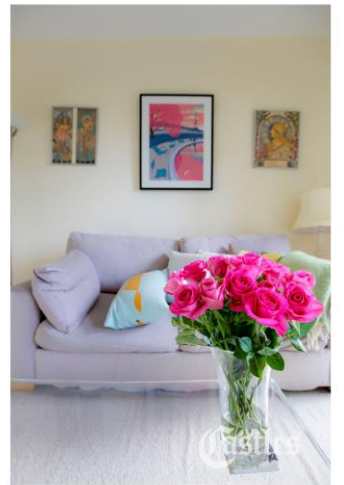
This beautifully presented and elegantly proportioned apartment, occupies part of the third floor of this imposing 1930's characterful block. Sensitively restored throughout with striking modern fittings and neutral décor. Composed of a security entrance, a reception hall, living/entertaining space with access to private South facing balcony with far reaching views, two double bedrooms, chic bathroom with separate w/c and a fantastic fitted kitchen with integrated appliances. Moments from the leafy green spaces of London Fields and Victoria Park, vibrant Broadway Market, Lauriston Road and Well Street as well as a host of transport links nearby including London Fields Overground Station. No forward chain.

EPC Rating: D
Current: 67 Potential: 81
Lease: 95 years
Service Charge: £160 pm
Ground Rent: £9 pa
Council Tax: B
EPC: D

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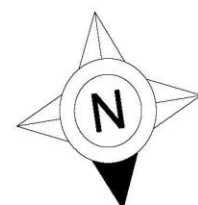
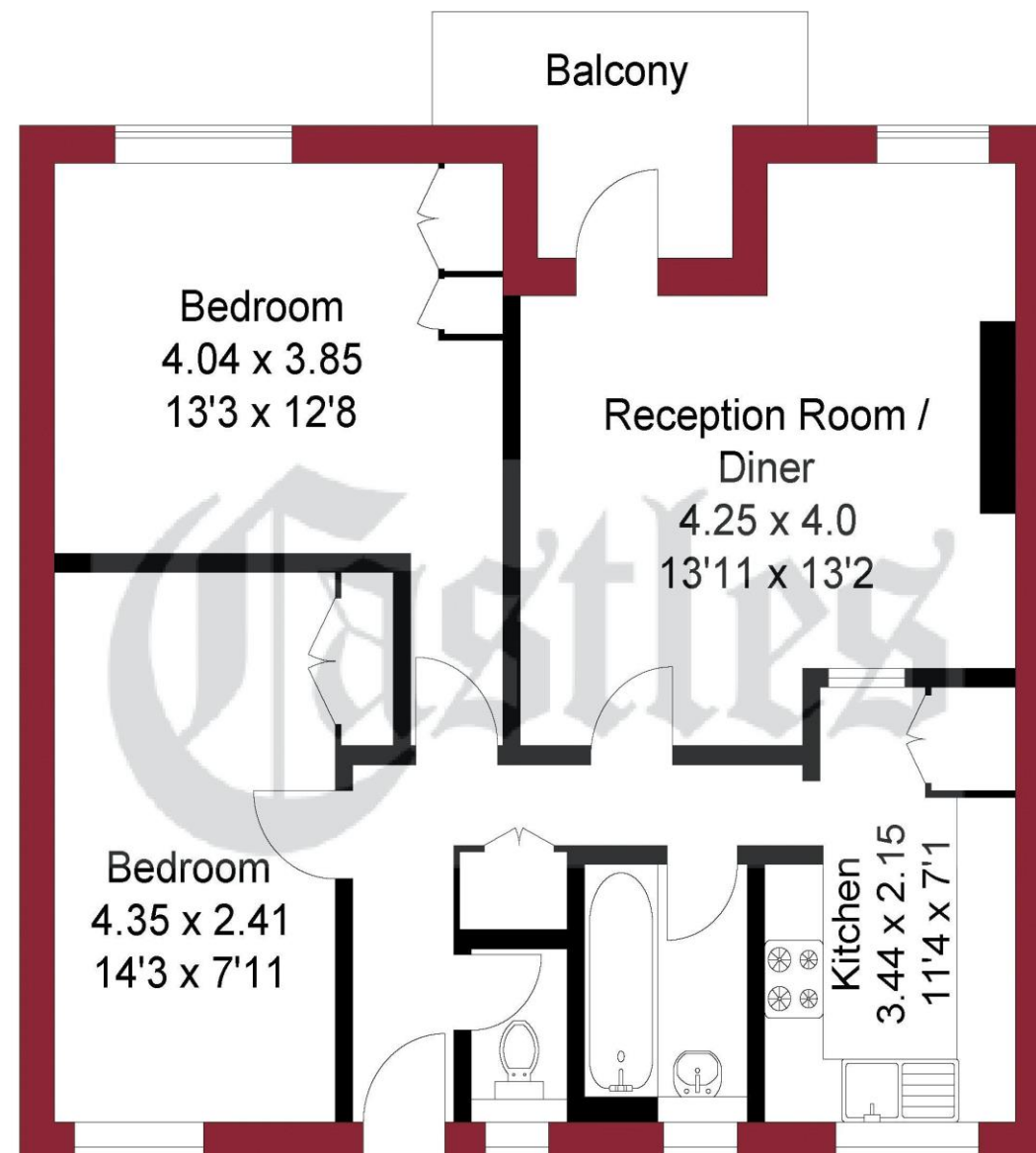
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APPROXIMATE GROSS INTERNAL AREA
60.23 sqm / 648.31 sqft



THIRD FLOOR

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An overview of Hackney

Lower Clapton

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

Transport

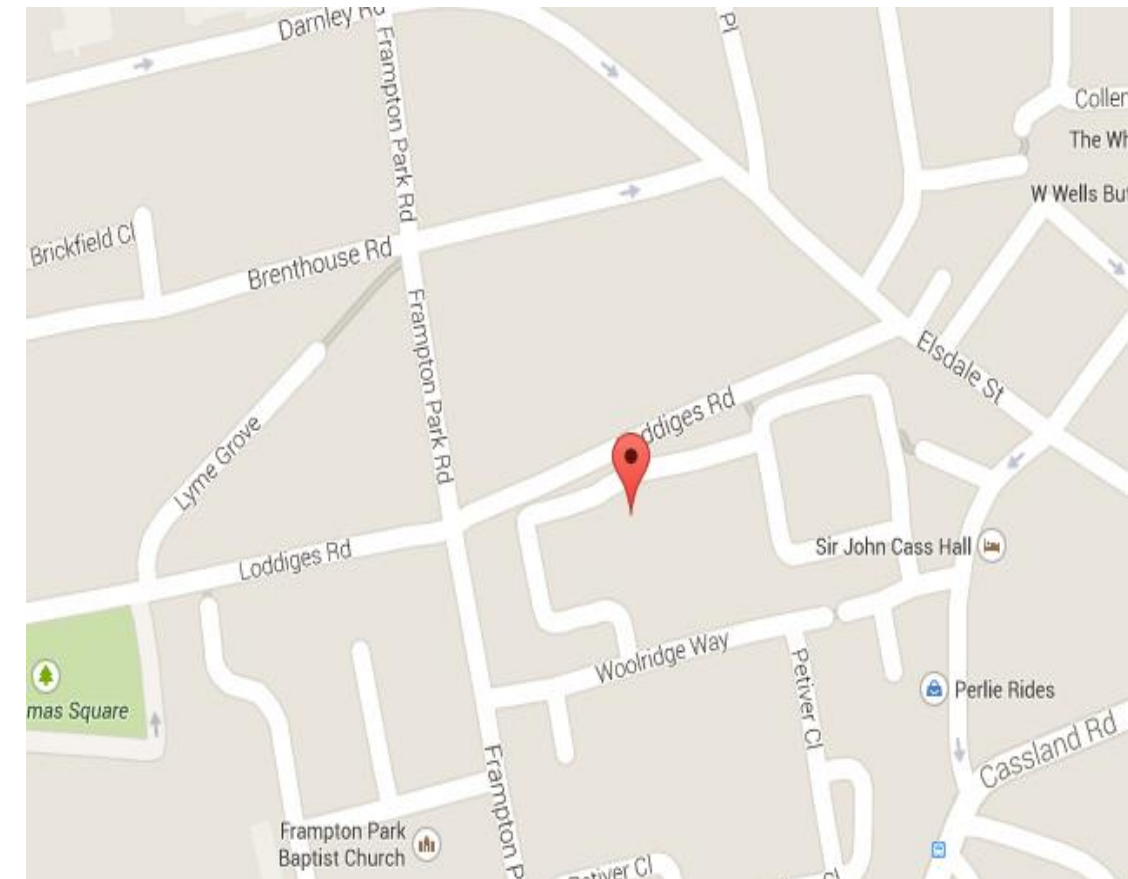
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



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