



**Kenninghall Road, E5 8BY**

£299,995

Leasehold

**Castles**



## Kenninghall Road, E5 8BY

Situated on the first floor of this modern purpose built block is this one bedroom apartment. The property comprises of reception room, fitted kitchen, double bedroom and bathroom. Located conveniently only a short walk from Lower Clapton Road and Stoke Newington High Street with an array of local amenities, bars and restaurants.

EPC Rating: C  
Current: 80 Potential: 82  
Lease: 115 Years Approx.  
Service Charge: £1,428.65.  
Ground Rent: tbc  
Council Tax: C

**£299,995**      **Leasehold**

# Castles

020 8985 0106  
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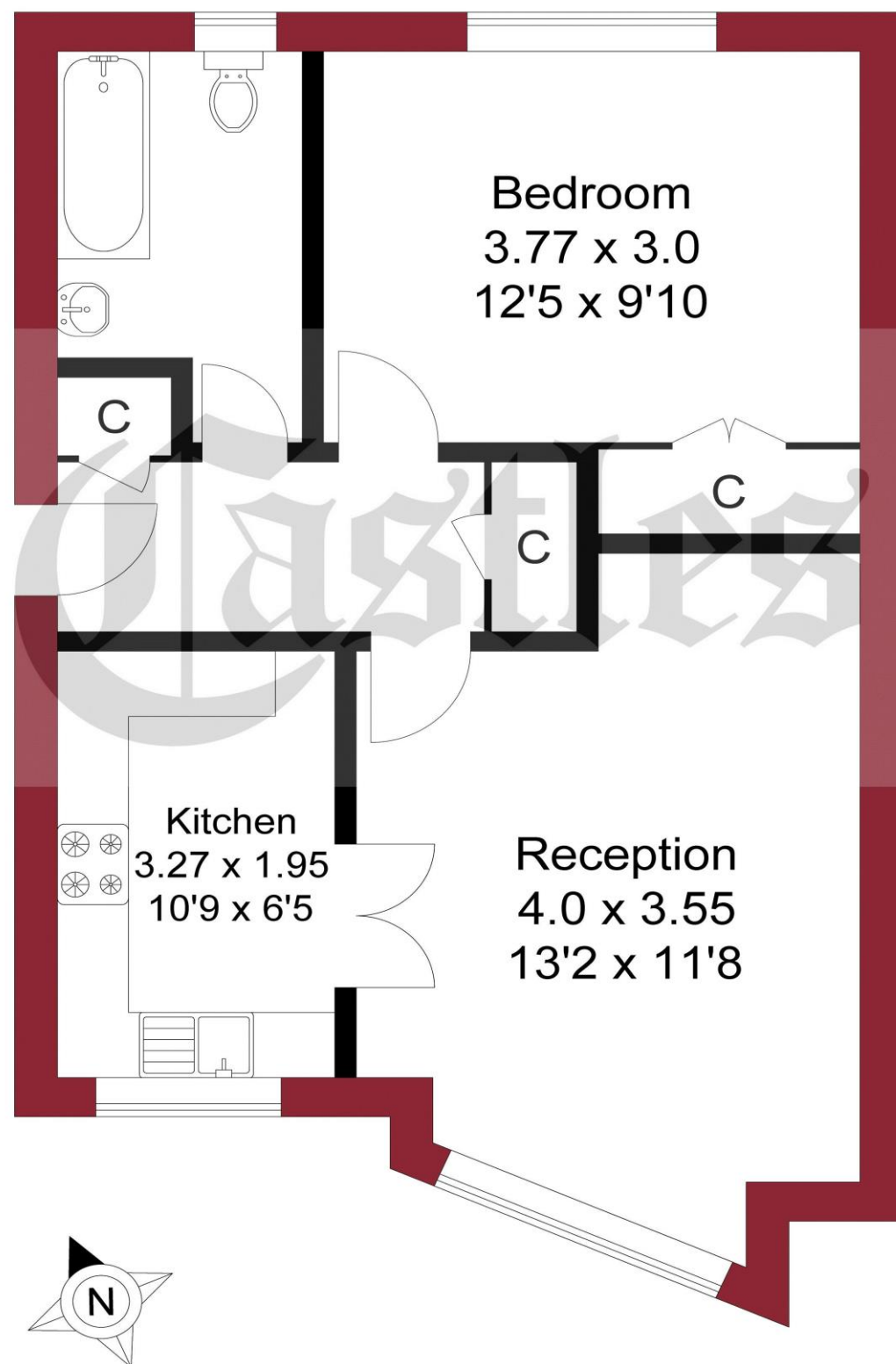








APPROXIMATE GROSS INTERNAL AREA  
47.18 sqm / 507.84 sqft



## FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE  
REPRESENTATIVE OF THE PROPERTY

## 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

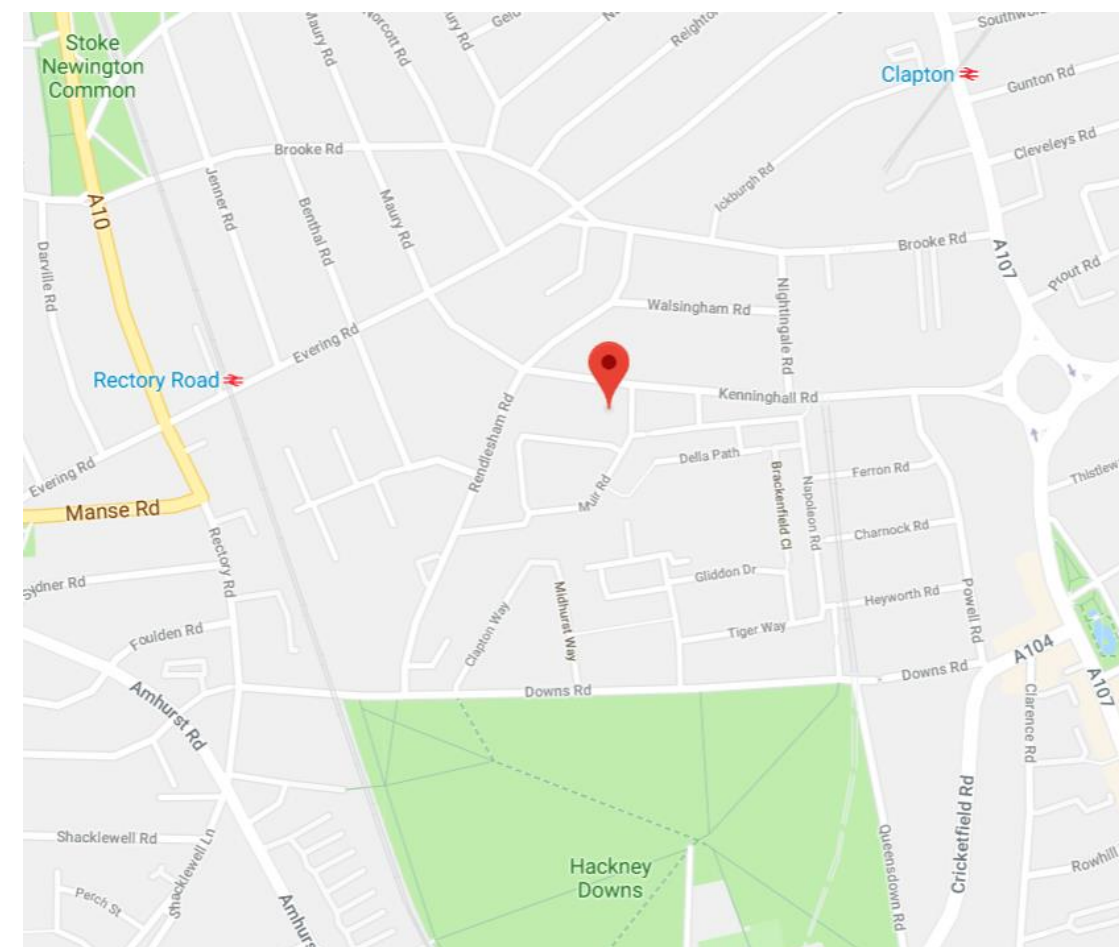
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### 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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