



**Kenworthy Road, E9 5RB**

£425,000

Leasehold

**Castles**



## Kenworthy Road, E9 5RB

Located moments away from the open green spaces of Victoria Park and Mabley Green is this One bedroom period conversion boasting its own private entrance. The property has recently been fully refurbished to an excellent standard throughout and comprises of large lounge with bay window, modern high gloss kitchen with ample room for dining, modern bathroom and private rear garden. Homerton and Hackney Wick overground stations are only a short walk away providing swift access into the City and West End.

EPC Rating: D  
Current: 47 Potential: 79

Lease: tbc  
Service Charge:tbc  
Ground Rent: tbc  
Council Tax: B  
EPC D

**£425,000**      Leasehold

# Castles

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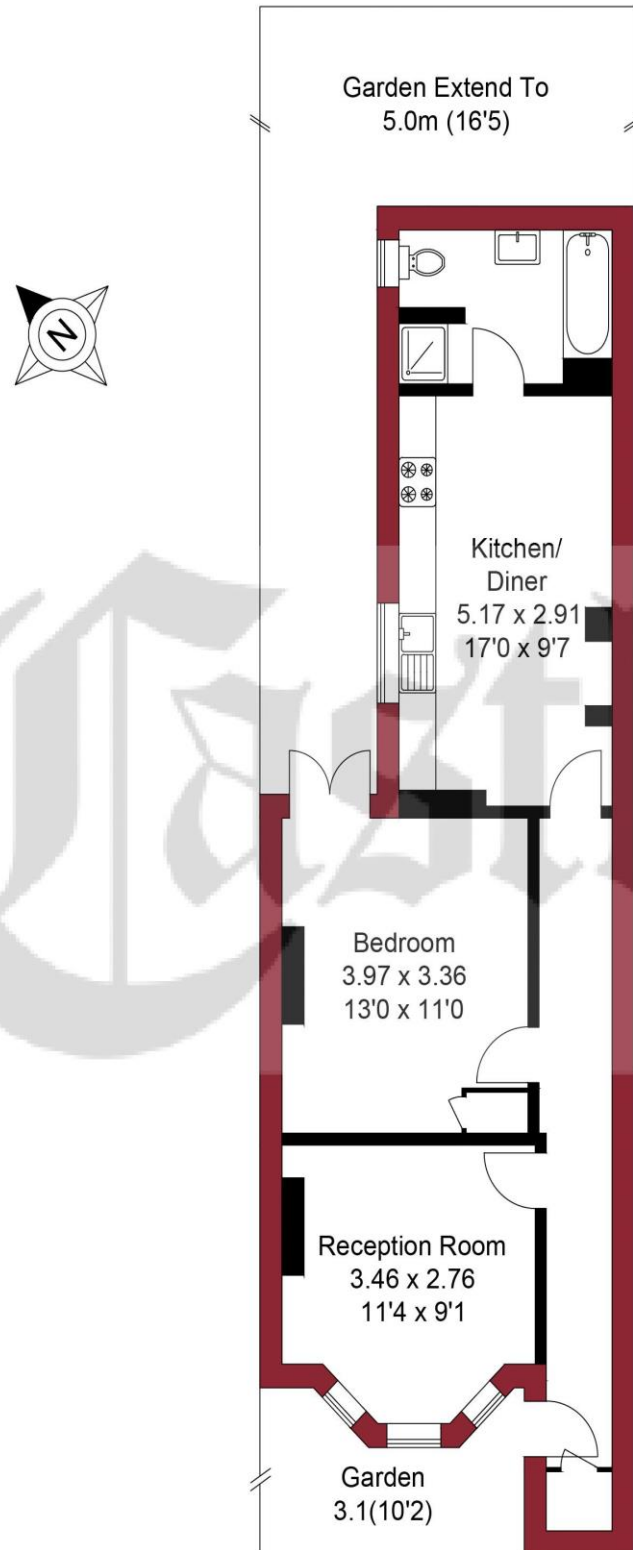








APPROXIMATE GROSS INTERNAL AREA  
55.79 sqm / 600.51 sqft



LOWER GROUND 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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