



## 1 bed apartment to buy in E5

Powerscroft Road, Lower Clapton,  
London, Hackney, E5 0PP

**£260,000** Starting Bid

 x1  x1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Vacant possession
- ✓ 1 spacious bedroom
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **ADSL copper wire**
- ✓ Mobile signal: **Intermittent**

## Description

This modern, lower-ground-floor flat is located on the vibrant Power Croft Road in Hackney, a sought-after area known for its blend of trendy cafes, independent shops, and green spaces. Offering a comfortable and contemporary living space, the property features a spacious bedroom, a well-appointed kitchen, and a bright living area.

Hackney is a thriving, community-focused area with a great selection of local cafes, boutiques, and markets, as well as the beautiful Hackney Marshes nearby for outdoor leisure. Excellent transport links are available, with Hackney Downs Station and Homerton station just a short walk away, providing quick access to Liverpool Street and beyond. Ideal for first-time buyers or anyone looking for a convenient, modernistic place with a vibrant local atmosphere.

This property is ideal for first-time buyers or anyone looking for a 1 bed family home in a vibrant, well-connected area with a strong sense of community and an abundance of local amenities

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 63

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £1,172.00

Price: Starting Bid £260,000

Property Type: Apartment

Parking: Permit Parking

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Intermittent



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92-100) <b>A</b>                           |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 71                                                                                                            | 76        |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC  |           |

Powerscroft Road, Lower Clapton, London, Hackney, E5 0PP

Contact your local branch today for more information on this property:

**Apollo House Eboracum Way, York, North Yorkshire, YO31 7RE, <http://www.hunters.com/>**

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