

## 2 bed apartment to buy in E8

Camerton Close, London, London, E8 3TB

**£350,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ 2 Bedroom
- ✓ Ground Floor Apartment
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £350,000

Lastra Property Group are delighted to present this well-presented two-bedroom ground floor garden apartment located in the heart of Hackney, offering a perfect balance of comfortable living and excellent transport connections.

The property comprises a spacious fitted kitchen/diner, a bright reception room, two good-sized bedrooms, and a modern bathroom. Additional features include double glazing, gas central heating, a patio area with balcony area. The apartment is offered in good condition throughout.

### Transport Links

Hackney Downs Station - approx. 0.3 miles (London Overground, direct trains to Liverpool Street in under 10 minutes)

Hackney Central Station - approx. 0.4 miles (London Overground, fast connections to Stratford, Highbury & Islington, and beyond)

Numerous bus routes run nearby, providing direct access into The City, Canary Wharf, and the West End.

### Schools

St John and St James CoFE Primary School - Ofsted Outstanding (approx. 0.2 miles)

The City Academy, Hackney - Ofsted Outstanding (approx. 0.3 miles)

Mossbourne Community Academy - Ofsted Outstanding (approx. 0.5 miles)

### Lifestyle & Leisure

Walking distance to Mare Street, London Fields and Broadway Market, offering a vibrant mix of artisan cafés, restaurants, and boutique shops.

Close to London Fields Park and the popular London Fields Lido (heated outdoor swimming pool).

Easy reach of Dalston, Shoreditch, and Victoria Park Village, known for their lively cultural and dining scenes.

### Key Features

Two-bedroom ground floor apartment

Private garden

Double glazing & gas central heating

Spacious fitted kitchen/diner

Good condition throughout

Excellent transport links (Hackney Downs & Hackney Central stations nearby)

Close to highly-rated local schools

Walking distance to cafés, restaurants, and green spaces

### Nearest Railway Stations

Dalston Junction 420 yards

Dalston Kingsland 560 yards

Haggerston 840 yards

Hackney Downs 0.5 miles

London Fields 0.6 miles

Hackney Central 0.7 miles

Hoxton 0.9 miles

Canonbury 0.9 miles

Rectory Road 1 mile

Cambridge Heath 1.1 miles

Essex Road 1.1 miles

Clapton 1.3 miles

Highbury & Islington 1.4 miles

Homerton 1.4 miles

Stoke Newington 1.4 miles

Bethnal Green 1.5 miles

Old Street 1.5 miles

Shoreditch High Street 1.5 miles

Drayton Park 1.6 miles

Whitechapel 1.8 miles

Nearest Tube/DLR Stations

Dalston Junction Overground Station 370 yards

Dalston Kingsland Overground Station 550 yards

Haggerston Overground Station 850 yards

Hackney Downs Overground Station half a mile

London Fields Overground Station 0.6 miles

Hackney Central Overground Station 0.6 miles

Rectory Road Overground Station 0.9 miles

Hoxton Overground Station 1 mile

Canonbury Overground Station 1 mile

Cambridge Heath (London) Overground Station 1.1 miles

Homerton Overground Station 1.2 miles

Clapton Overground Station 1.3 miles

Bethnal Green Tube Station 1.4 miles

Highbury & Islington Tube Station 1.4 miles

Stoke Newington Overground Station 1.4 miles

Highbury & Islington Overground Station 1.4 miles

Shoreditch High Street Overground Station 1.5 miles

Old Street Tube Station 1.5 miles

Bethnal Green Overground Station 1.5 miles

Angel Tube Station 1.7 miles

Nearest Primary Schools

Holy Trinity Church of England Primary School 190 yards

Gayhurst Community School 700 yards

Queensbridge Primary School 700 yards

Our Lady and St Joseph Catholic Primary School 740 yards

St Jude and St Paul's CofE Primary School 740 yards

Mossbourne Parkside Academy 780 yards

Halley House School 840 yards

St. Paul's With St. Michael's CofE Primary School 0.6 miles

Shacklewell Primary School 0.6 miles

Princess May Primary School 0.6 miles April 2023

Nearest Secondary Schools

The Excelsior Academy 820 yards

Waterside Academy 0.5 miles

Mossbourne Community Academy 0.6 miles

The Bridge Academy 0.7 miles

The Urswick School - A Church of England Secondary School 0.7 miles

City of London Academy, Shoreditch Park 0.8 miles

The Boxing Academy ap Free School 0.9 miles

Haggerston School 0.9 miles

The City Academy, Hackney 1 mile

Cardinal Pole Catholic School 1 mile

Nearest Doctor's Surgeries/gp Practices

Beechwood Medical Centre 140 yards

Queensbridge Group Practice 430 yards

Dalston Practice 440 yards

Sandringham Paractice440 yards

Richmond Road Medical Centre 460 yards

De Beauvoir 0.6 miles

The Surgery (Barretts Grove) 0.6 miles

Somerford Grove Practice 0.6 miles

London Field Medical centre 0.7 miles

The Mitchison Road Surgery 0.7 miles

Nearest Dentists

M & D Healthcare Ltd 140 yards

Dental Surgery 420 yards

Orchid Dental Care 430 yards

Dental Beauty Dalston 480 yards

Oral Surgery Ltd 620 yards

Dental Beauty Dalston 720 yards

Sohail Moulana 0.6 miles

Dental Surgery 0.7 miles

Kindandental 2 0.7 miles

Dental Surgery 0.7 miles

Nearest Hospitals

St Leonard 0.8 miles

Homerton University Hospital 1.1 miles

The Lodge 1.3 miles

The John Howard Centre 1.4 miles

Moorfields Eye Hospital (City Road) 1.5 miles

Mile End Hospital 1.8 miles

The Royal London Hospital 1.9 miles

Royal London Hospital 1.9 miles

The London Independent Hospital 2 miles

Harley Street Specialist Hospital 2.2 miles

Nearest Opticians

Specsavers Opticians London - Dalston Cross 430 yards

Eyecloud Opticians 480 yards

Eyes Only Opticians 660 yards

Boots-Hackney 0.7 miles

Eye London Opticians 0.7 miles

Specsavers Opticians and Audiologists - Hackney 0.7 miles

Rose Opticians 0.9 miles

Hoxton Opticians 0.9 miles

Infocus Optometrists 1 mile

Eyewear 1.1 miles

Local Authority: London Borough of Hackney

All location information provided in this document, including distances and mileage, is approximate and intended for general reference only. It is the responsibility of the recipient to verify the accuracy of all location-related details, including but not limited to mileage, routes, and proximity to specific points of interest. The provider of this information does not guarantee its accuracy and assumes no liability for any discrepancies or inaccuracies.

Council Tax Band: C

Leasehold Information Disclaimer

The following leasehold details have been provided by the seller and/or the managing agent:

Length of lease remaining: 99 Years

Ground rent:£9

Service charge: The estimated yearly service charge for 2026/27 is £1,877.39 per year

#### Important Notice

Whilst every effort has been made to ensure the accuracy of the information provided, it has not been independently verified. Prospective purchasers are strongly advised to satisfy themselves as to the tenure, lease terms, service charges, ground rent, and any anticipated changes by consulting their solicitor and the relevant managing agents prior to proceeding.

Local Authority: London Borough of Tower Hamlets

#### Agent's Disclaimer

These particulars are issued by Lastra Property Group on behalf of the Vendor(s) and are intended as a guide only. They do not form part of any offer or contract.

All information is provided in good faith; however, neither Lastra Property Group nor the Vendor(s) accept responsibility for any inaccuracies or misstatements. Prospective purchasers should not rely on these details as statements of fact and must undertake their own due diligence through their legal representatives as part of the conveyancing process.

All measurements are approximate and provided for guidance purposes only. Floorplans, where supplied, are not to scale and should not be relied upon for furnishing or spatial planning.

Photographs are for illustrative purposes and may not reflect the current condition of the property. No warranty is given in respect of the condition, functionality, or safety of any fixtures, fittings, appliances, or services. Interested parties should carry out their own investigations to verify suitability and working order.

EPC Rating: C

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 99

Annual Ground Rent Amount: £9.00

Annual Service Charge Amount: £1,877.00

Price: Starting Bid £350,000

Property Type: Apartment

Parking: None

Year built: 1967

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: Yes

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

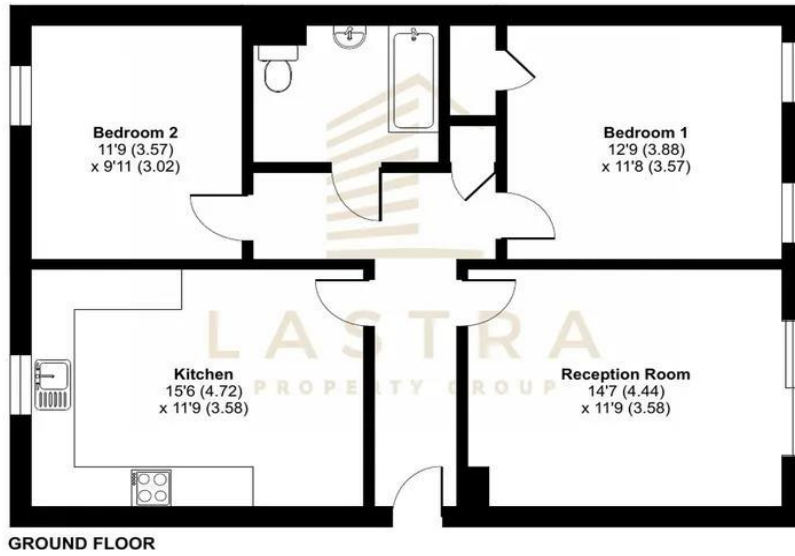
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

# Camerton Close, London, E8

Approximate Area = 840 sq ft / 78 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Lastra Property Group. REF: 1452740

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Camerton Close, London, London, E8 3TB

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

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



<https://www.lmark.co.uk/> - 02085772777