



## CLEMENTINA ROAD, LEYTON

Offers In Excess Of £475,000 Leasehold  
2 Bed Maisonette



### Features:

- Two Bedrooms
- First Floor
- Ex Warner Maisonette
- Beautifully Presented
- Moments from Lea Bridge Station
- Easy Access to Walthamstow/Hackney Marshes

This impressively designed two-bedroom ex-Warner apartment is located in a thriving spot within walking distance of Hackney Marshes, as well as some of the area's best food and drink-based perks. Lea Bridge station is a short stroll away, and buses are plentiful, so you can reach Clapton, Leyton and Walthamstow with fantastic ease.

As for the apartment itself, it's had a lot of love put into the restoration, with the traditional features blending perfectly with the considered updates. It also benefits from a private garden and a sole-use front door.

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#### IF YOU LIVED HERE...

You'll gain instant pride from living somewhere with such an iconic design. Developed by Walthamstow's first mayor at the turn of the last century, these properties are incredibly popular today, and this particular one also benefits from a sought-after location...

Beyond your gorgeously styled front door, hallway and staircase, your front reception room has been beautifully preserved with thoughtful updates such as the bespoke carpentry, restored flooring and spotless decor, all bathed in light from the generously-sized windows.

Both the spacious bedrooms have more immaculate decor, as well as beautiful flooring. The rear bedroom has the additional storage feature of in-built wardrobes. The kitchen hits the sweet spot between being characterful but also modern, with its cheery yellow units, glossy black tiling and clever space-saving design. This theme is continued in the sensational bathroom, where you'll love the striking floor tiles, as well as the fact that you have both a shower and clawfoot tub.

You'll enjoy making the most of your spacious rear garden which is fantastically secluded due to the mature foliage and brickwork at the rear. You've also got plenty more greenery to explore nearby; Jubilee Park is just a short stroll away, while Hackney Marshes is slightly further.

Head a few minutes north and you'll reach Lea Bridge Road, which has become a hot spot for independents, such as Italian deli with a Japanese influence Pinch la Deli and eclectic event space Patchworks, which now houses Blondies brewery - a great choice for a new local.

If you're looking for a coffee and some peace and quiet, look no further than the nearby Lea Bridge Library, which recently won multiple design awards when a stunning extension housing a cafe was added to the Grade-II listed building.

#### WHAT ELSE?

-After a huge rebuild, the Lee Valley Ice Centre reopened last year. The new venue offers a range of learn to skate courses, public skating sessions and lessons that suit all ages and abilities. Alternatively, the Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are within a short walk away, so you're in the perfect location for some new and unique hobbies.

-The Princess of Wales pub is known across the capital thanks to its lovely canal-side terrace and outside dining area - and it's a 22 minute walk from your front door.

-You won't ever be stuck for essential items thanks to the great selection of convenience stores on Lea Bridge Road. Aldi is a short walk away.



#### A WORD FROM THE OWNER...

"This is our first home and we've put a lot of love into renovating it over the years. It's perfectly situated between Clapton, Leyton and Walthamstow, and surrounded by the green spaces of Jubilee Park and Hackney Marshes. It's easy to get into central London via Lea Bridge Station and its connections to Stratford and Tottenham Hale, and the cycle paths are perfect for getting everywhere quickly on two wheels. There are lots of great pubs, cafes and shops close by and Aldi just down the road. We especially love Pinch La Deli on the Lea Bridge Road, Blondie's Brewery and walking to Pavilion Bakery on the Argall Estate. From there it's very quick to head for a walk on the marshes with a coffee. The paths connect all the way to Walthamstow Wetlands in one direction and the Olympic park and Hackney Wick, along the canal, in the other, so there's loads to explore in nature on foot. The flat itself is a generous size for a Warner, there's lots of storage space and huge potential to add another floor with a loft conversion. We've been blessed with lovely neighbours, below and on both sides, and there's an active friendly community on the Clementina Estate. We'll be sad to leave, but we know the next owners will love the flat as much as we have."

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**Reception Room**

17'2" x 10'6"

**Bedroom**

10'10" x 10'5"

**Kitchen**

8'1" x 7'10"

**Bathroom**

8'0" x 10'0"

**Bedroom**

11'5" x 11'3"

**Garden**

39'4"



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