



LOVE LIVING
HACKNEY



2 Walnut Court Woodmill Road, London, E5 9GX

Offers in excess of £350,000





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London, E5 9GX

- Full length balcony
- Recently modernised kitchen with breakfast bar
- Real wooden flooring
- Underground parking
- Open plan living
- No onward chain
- Modernised bathroom
- Competitive service charge

The Home -

This stylish and contemporary open plan two bedroom apartment offers ample living space with wooden flooring throughout and private balcony spanning the entire apartment linking the lounge and both bedrooms. Perfectly situated within the Woodmill Road development benefiting from an urban village vibe, riverside setting and excellent travel links. The property additionally comes with secure gated underground parking.



The Indoors

The apartment is situated on the raised ground floor of this impressive modern development block and is accessed via the communal secure entry system. The inviting entrance hall offers excellent storage with engineered wooden flooring underfoot linking each room seamlessly. The open plan living space is wonderfully bright with floor to ceiling windows, the kitchen has recently been modernised with new cabinetry, striking contrasting doors, integrated appliances and cleverly designed breakfast bar separating the area perfectly whilst offering an excellent opportunity for entertaining. The main bedroom is perfect for a double bed and storage with the second bedroom perfectly sized for a guest room or study. The bathroom offers a contemporary finish with three piece bathroom suite complemented with dark tiling.

The Outdoors

The balcony spans the entirety of the apartment and can be accessed via the double glazed doors from the open plan living room and both bedrooms.

Loving The Location

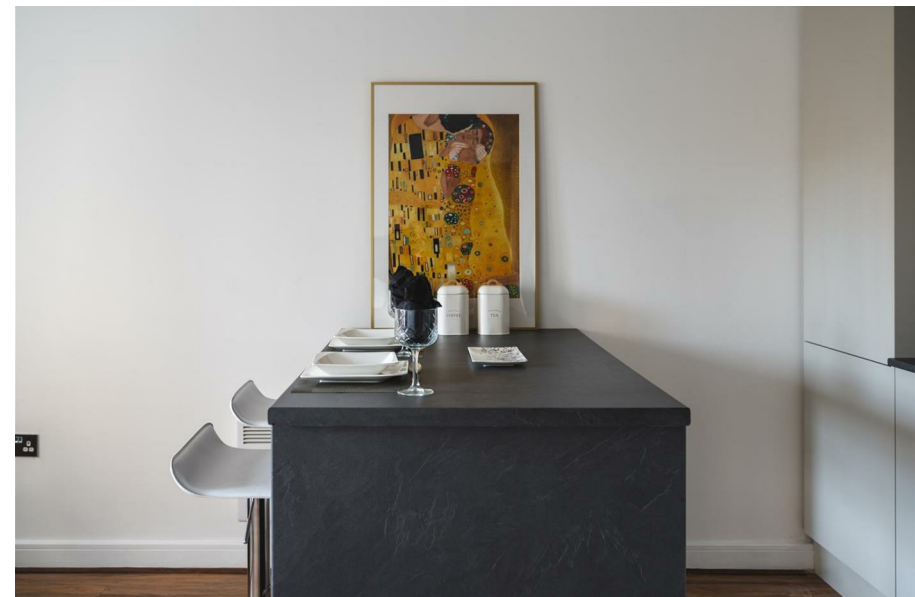




Walnut Court is nestled moments away from Millfields Park and the River Lea ideal for nature enthusiasts. Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar P. Franco are all nearby in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Blok gym is a few minutes walk away.

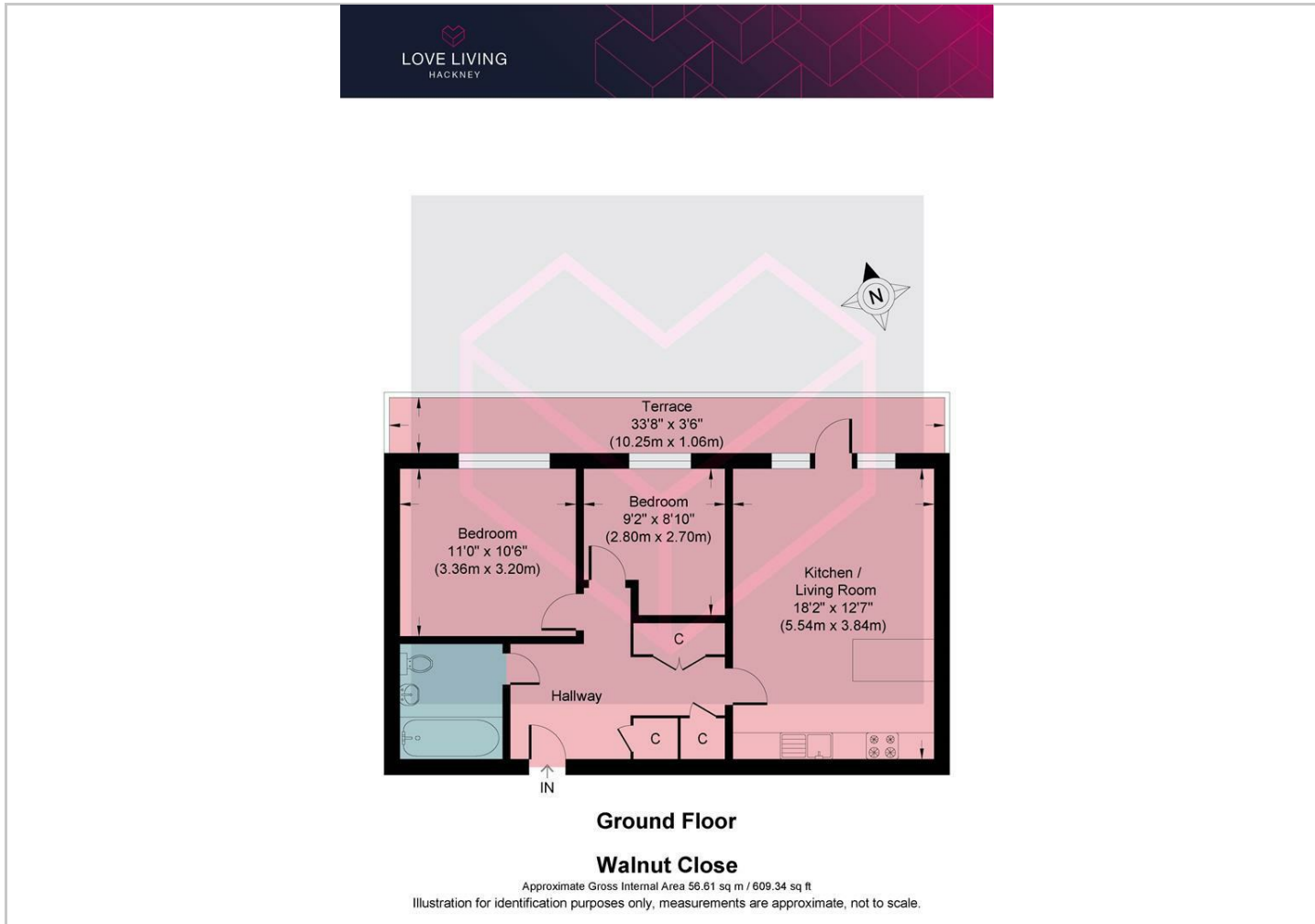
The closest stations are Clapton overground and Hackney Downs, which offers direct lines to Liverpool Street in under ten minutes. Hackney Central offers lines to Stratford and, Highbury & Islington. Lea Bridge Station which is located nearby provides fast access to Stratford International.

Directions

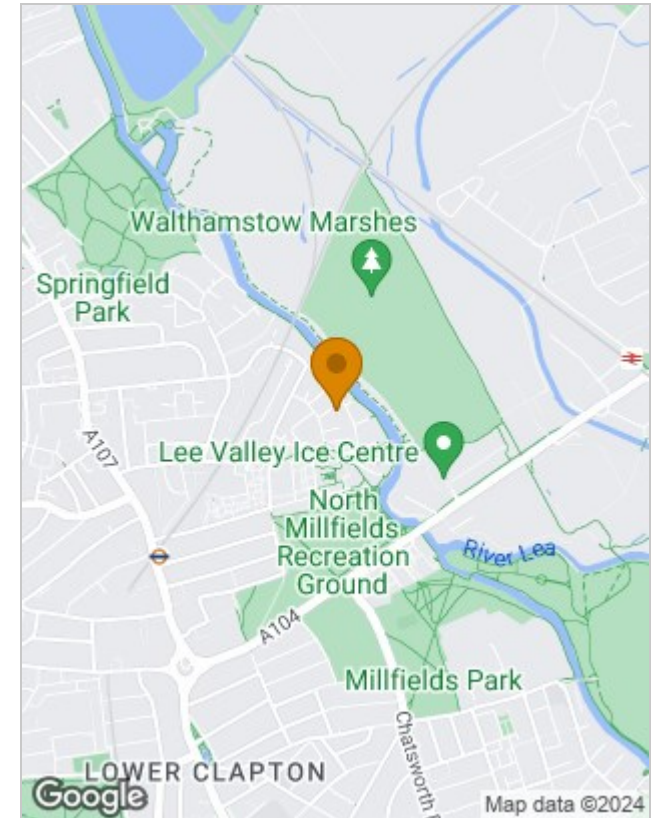




Floor Plans



Location Map



Energy Performance Graph

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

Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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