



LOVE LIVING  
HACKNEY



Flat 13, Lea House Harrington Hill, London, E5 9HF

Guide price £425,000





# Flat 13, Lea House Harrington Hill

London, E5 9HF

- Chain-free Property
- Original Scots Pitch Pine floorboards
- Excellent transport links
- Unrivalled views over Walthamstow Marshes
- Three spacious double bedrooms
- Modern high-spec appliances in kitchen
- Family-friendly location

Guide Price £425,000 - £450,000

Lea House is one of the most picturesque green corners of East London. This three double-bedroom home offers uninterrupted views of Walthamstow Marshes, with natural sunlight flooding in all year round. Recent upgrades include new radiators, and recently laid carpets which underneath reveal Scots Pitch Pine wooden floorboards, giving the option to reveal and restore hidden charm. Lea House is set within a 5 minute walk from Springfield Park. This spacious, light-filled home merges character with modern comfort. This space is located on the canal and a short walk from Clapton overground station, offering fast and easy transport links to Central London including Liverpool Street in under 10 minutes. In addition, the area benefits from a welcoming and close-knit local community, as well as access to the Anchor & Hope pub which is located along the tranquillity of the River Lea. Lea House is an ideal setting for those seeking a vibrant city living and peaceful, family-friendly surroundings.

Guide price £425,000



## The Indoors

Greeted by a warm and inviting hallway, this layout is thoughtfully designed for flow and comfort, along the corridor you are led to the living area which provides a cozy nook for the household. Filled with natural light, it's bathed in sunlight from windows overlooking the scenic marshes. Fully carpeted, there is also enough space for a dining set up, the perfect space to entertain friends and family.

Returning to the hallway near the entrance on your left is the tiled kitchen, recently updated with modern appliances (all bought within the last 6 months). It features an in-built oven, hob, washing machine & dishwasher, and ample storage for cutlery and cookware. A perfect space to cook whilst enjoying the evening sun through the window.

Just next to the kitchen, the first bedroom is a calm haven with space for a double bed, wardrobe setup, and plush carpeting. The window offers generous natural light and opens up to incredible views of Walthamstow Marshes. Adjacent to the first, the second bedroom mirrors the spaciousness and brightness of the first. Ideal as a guest room, home office, or bedroom, it also looks out onto the marshes and benefits from soft carpeting and ample space.

Opposite the living area, currently set up as a home studio lies the third room. This can be altered into a work from home space, secondary lounge area or additional bedroom as it sits quietly at the end of the corridor. It offers space for a double bed, natural light, and carpeted comfort, ideal for a more private intimate setting.

At the far end is the main bathroom, which host a full-size bath with shower head, modern fixtures, and a well-placed window that fills the room with natural light. The property benefits from a separate WC. A functional, serene space that's easy to enjoy.

## Loving The Location





Lea house is nestled on the edge of Walthamstow Marshes and the river Lee. 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 Princess of Wales is another classic local favourite pub just moments away. 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 (ten-minute walk) and Hackney Downs, which offer direct lines to Liverpool Street in under ten minutes. Hackney Central offers lines to Stratford and Highbury & Islington, and local bus routes will take you to Manor House (Picadilly Line) and Finsbury Park (Victoria Line) within twenty minutes.

## Directions





Floor Plans



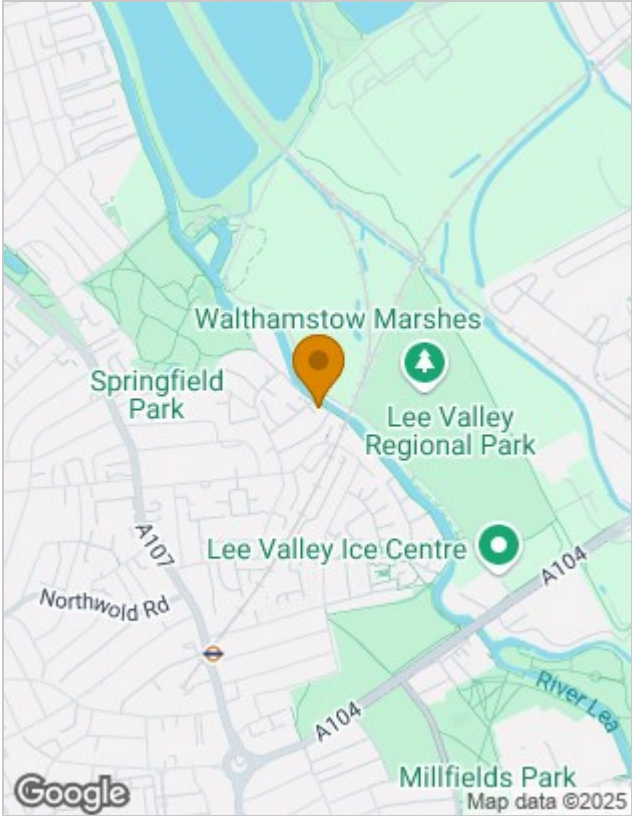
Viewing

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.

Studio 74, Containerville 1 Emma Street, London, E2 9DT  
Tel: 0203 005 2600 Email: [hello@loveliving.uk](mailto:hello@loveliving.uk) <https://www.loveliving.uk>

Location Map



Energy Performance Graph

