



Paradise Park, Lea Bridge Road, E5 9UB

£425,000

Leasehold

Castles



Paradise Park, 142a Lea Bridge Road, E5 9UB

Castles Hackney are delighted to offer for sale this beautifully presented one-bedroom apartment, set on the first floor of the highly sought-after gated development, Paradise Park. Ideally positioned beside the River Lea and Millfields Park, this spacious and light-filled home is perfect for first-time buyers seeking a peaceful yet well-connected location. The apartment features a bright open-plan reception room with a modern fitted kitchen and a Juliette balcony offering lovely views. The generously sized bedroom provides a comfortable and quiet retreat, complemented by a stylish three-piece bathroom suite. The service charge conveniently includes both heating and water, helping to reduce monthly utility costs. Paradise Park is nestled within landscaped communal grounds and offers direct access to the River Lea towpath perfect for scenic walks, running, or cycling. The development sits between Springfield Park and Hackney Marshes, both of which offer expansive green spaces, sports facilities, and nature reserves, ideal for outdoor enthusiasts. The apartment is also just a short walk from Chatsworth Road, one of Hackney's most popular and vibrant areas. Here, you'll find a wide array of independent cafés, artisan bakeries, restaurants, and pubs, alongside boutique shops and convenience stores. The weekly Sunday market brings together local producers, street food, and vintage stalls, creating a lively community atmosphere. Nearby Lower Clapton Road and Mare Street provide additional shopping and dining options, as well as essential services such as pharmacies, gyms, and supermarkets. For culture and entertainment, Hackney Picturehouse, Hackney Empire, and various art galleries are all within easy reach. Fitness lovers will enjoy proximity to leisure centres, yoga studios, and outdoor exercise areas along the river. Transport links are excellent. Clapton Overground Station is within walking distance and offers quick access to Liverpool Street in under 15 minutes. Lea Bridge Station is also nearby, providing fast connections to Stratford International and beyond. Several reliable bus routes, including the 55 and 56, stop directly outside the development. For cyclists, the property is ideally positioned along the Q2 Quietway, making commuting around London both safe and efficient. Offered chain free, this well-located home combines tranquility with urban convenience. Contact Castles Hackney today to arrange your viewing.

Tenure - Leasehold
Tenure Arrangement - 102 years
Service Charge: £3,000 pa
Ground Rent - £150 pa
Council Tax - C
EPC - B 81,82

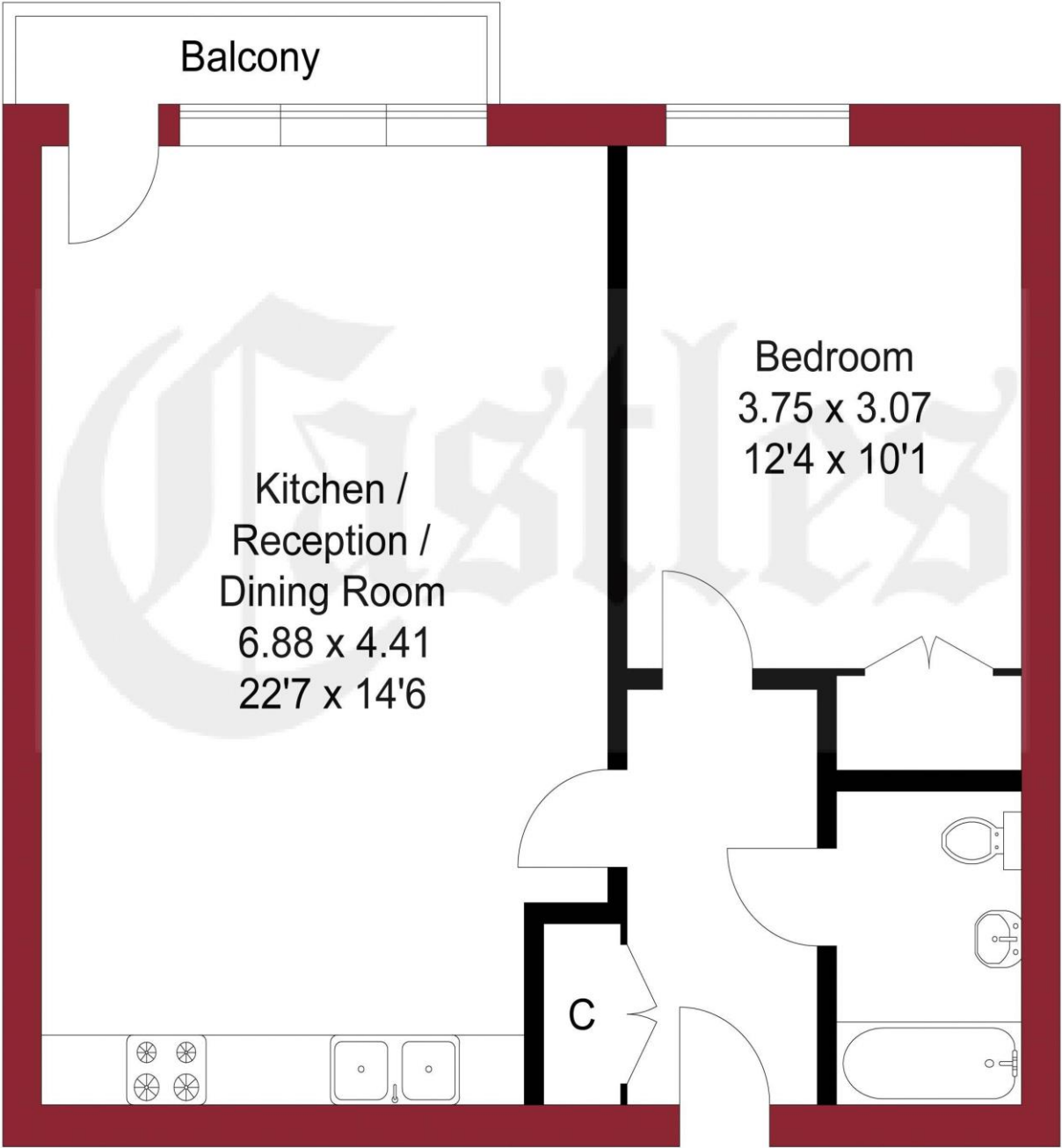
£425,000 Leasehold



020 8985 0106
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APPROXIMATE GROSS INTERNAL AREA
52.49 sqm / 564.99 sqft



FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

An overview of the area

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the ‘ever popular’ high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

Transport

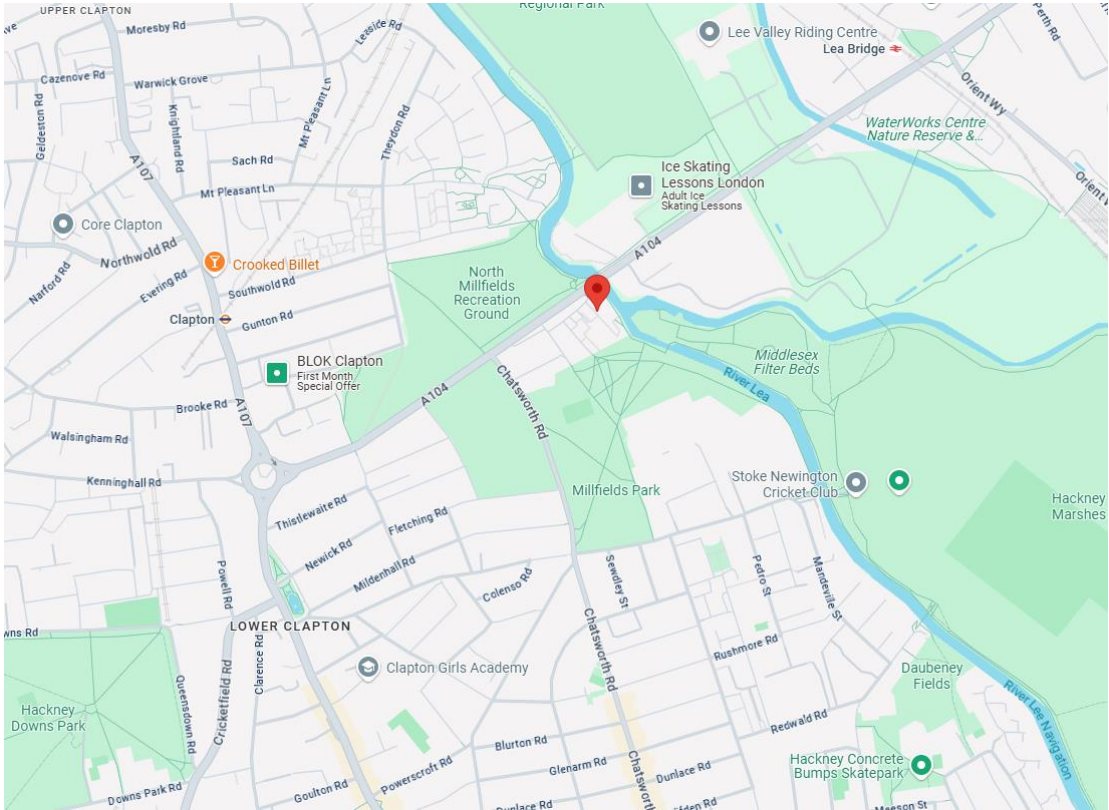
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



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