



Castles

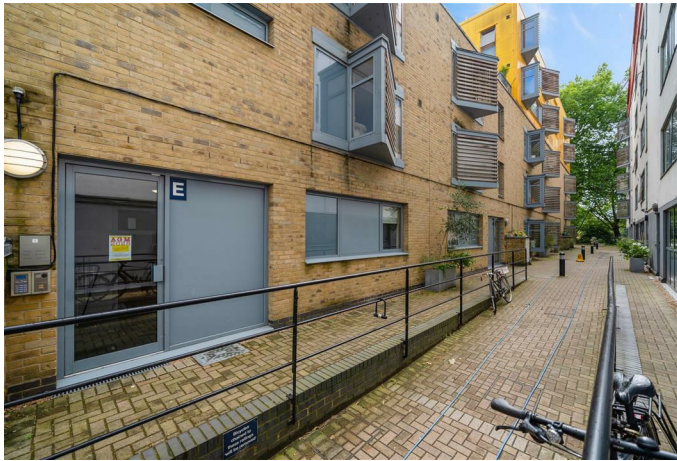
ASKING PRICE

£500,000

Paradise Park, 142a Lea Bridge

London, E5 9UB

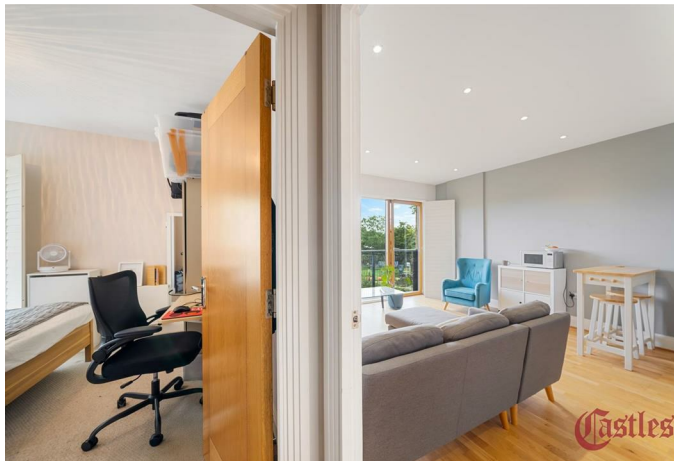
Castles



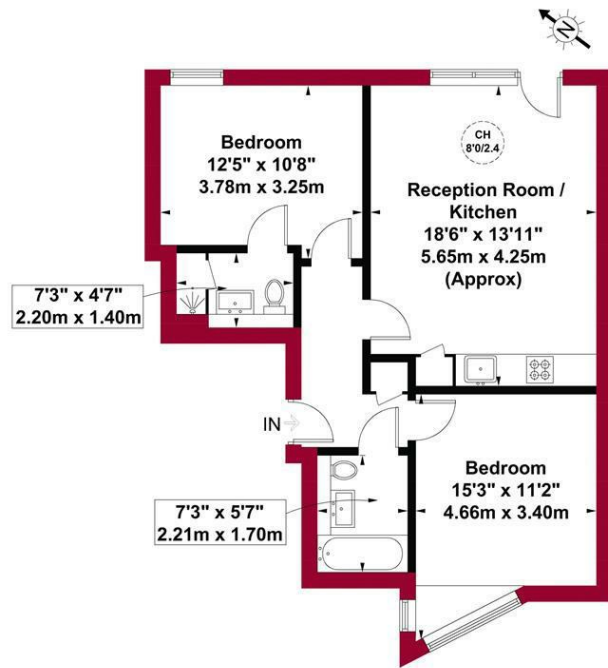
PROPERTY SUMMARY

Castles Hackney are pleased to present this beautiful two-bedroom, two-bathroom apartment set on the second floor of the highly sought-after Paradise Park development in Clapton. The property boasts an open-plan kitchen and living area, complete with floor-to-ceiling windows and a Juliet balcony that offers stunning views over the canal and Milfields Park. Both bedrooms are generously sized doubles, with the primary bedroom benefiting from a modern en-suite. The apartment is filled with natural light and is finished to a high standard throughout, making it an ideal home for first-time buyers or couples. Being offered on a chain-free basis. Perfectly positioned to enjoy the best of East London living, the flat is just steps from the expansive green spaces of Milfields Park and a short walk to Hackney Marshes. The nearby Lea Valley Canal provides picturesque walking and cycling routes, while the newly refurbished Lea Valley Ice Centre offers a range of leisure facilities. Excellent transport links include Clapton Overground station within easy reach and several bus routes into the City. Chatsworth Road is also nearby, with its eclectic mix of cafes, restaurants, and weekend market, creating a vibrant community atmosphere in a well-connected location.





Lea Bridge Road, E5 Approximate Gross Internal Area = 676 sq ft / 62.8 sq m



Second Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



A guide to the area

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

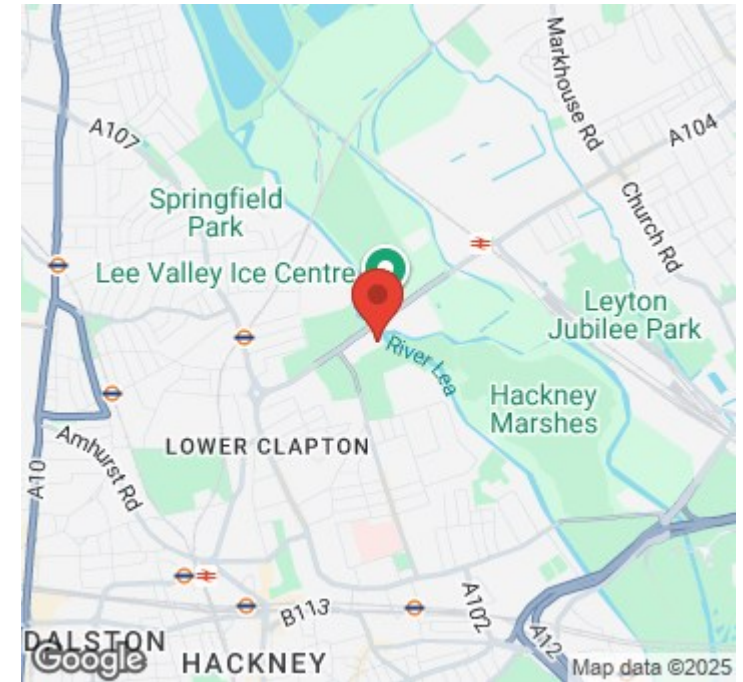
Shopping And Leisure

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).

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	



Flat - Second Floor

Leasehold

Council:

Council Tax Band: D

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

44 Lower Clapton Road
Hackney
London
E5 0RN

OFFICE DETAILS

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