



Paradise Park, Lea Bridge Road, E5 9UB

£500,000

Leasehold

Castles



Paradise Park, Lea Bridge Road, E5 9UB

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 cafés, restaurants, and weekend market, creating a vibrant community atmosphere in a well-connected location.

Tenure - Leasehold
Tenure Arrangement - 107 years
125 years from 30 June 2007
Service Charge: £3,096 pa
Ground Rent - £250 pa
Council Tax - D
EPC - C 79,79

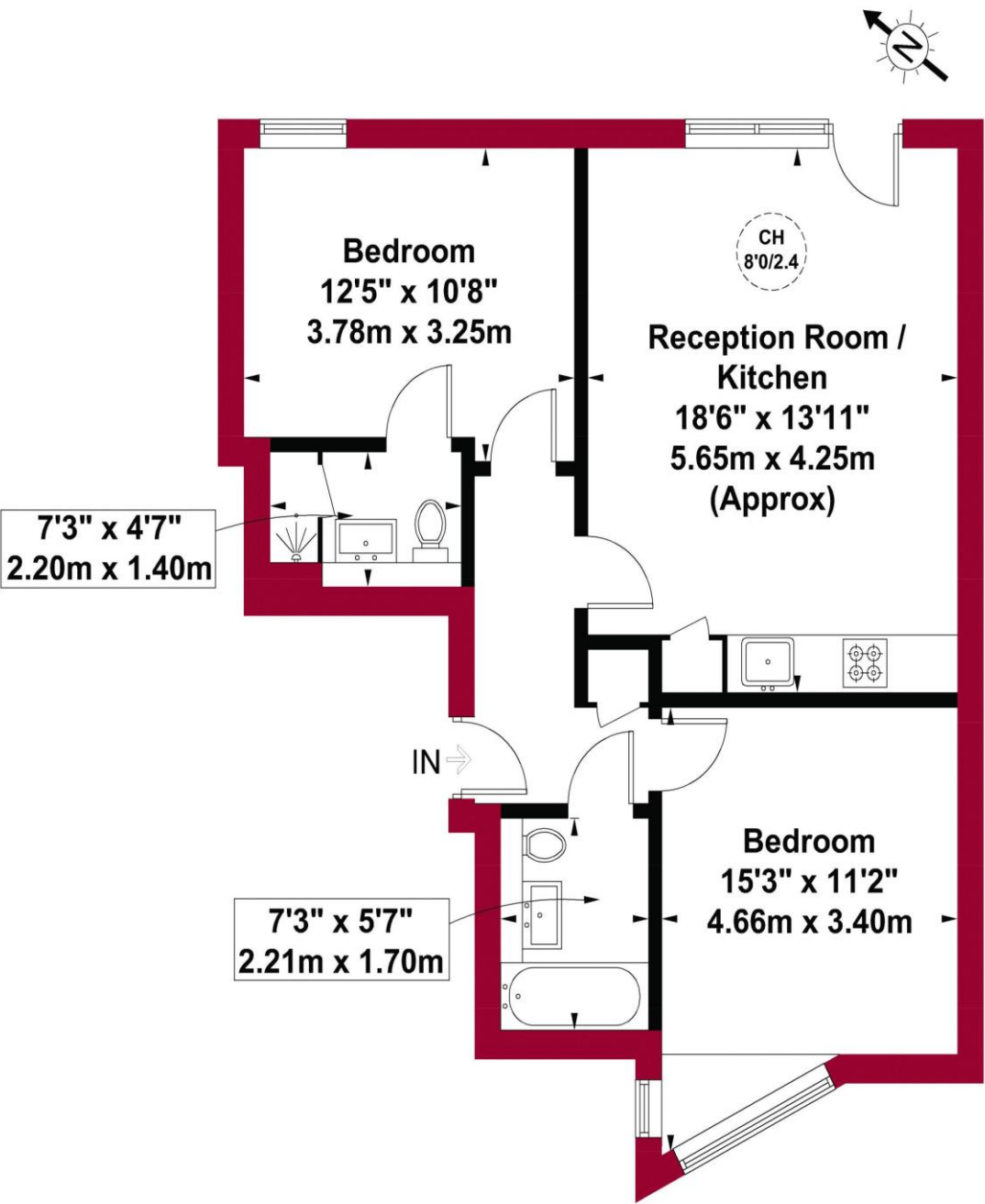
£500,000 Leasehold



020 8985 0106
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Lea Bridge Road, E5 Approximate Gross Internal Area = 676 sq ft / 62.8 sq m



Second Floor

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

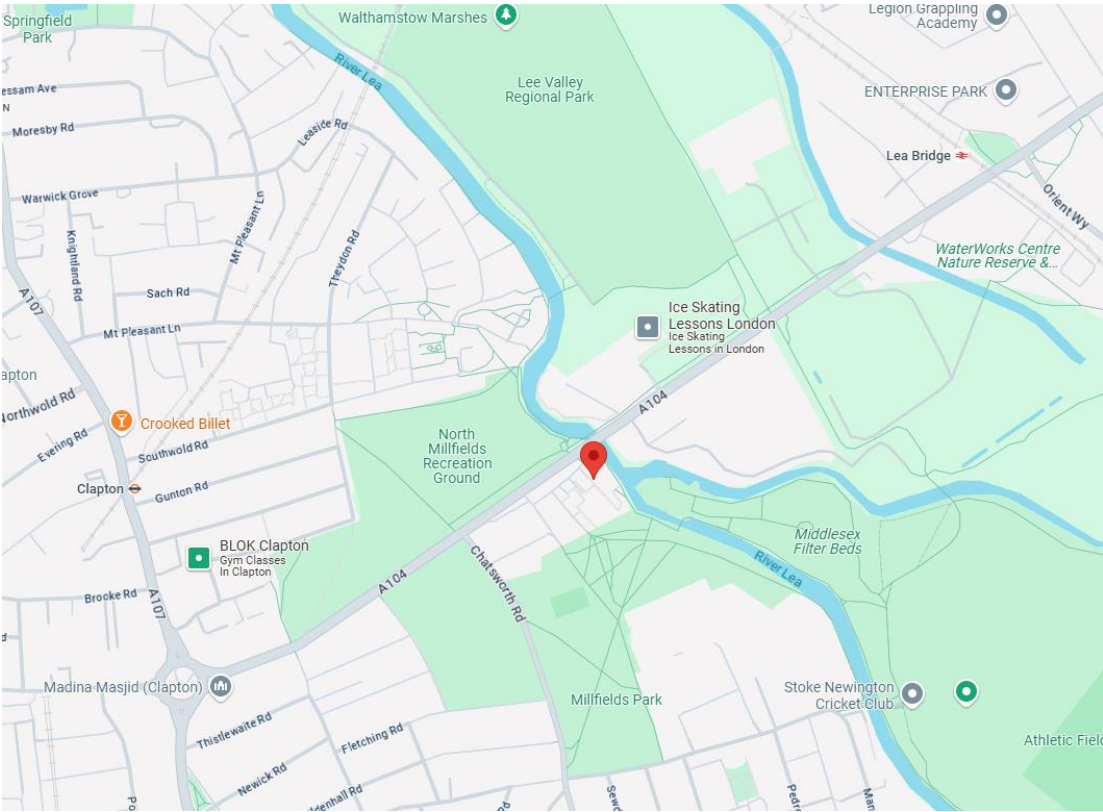
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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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