

Kitchen / Reception Room
14'6" x 22'3"

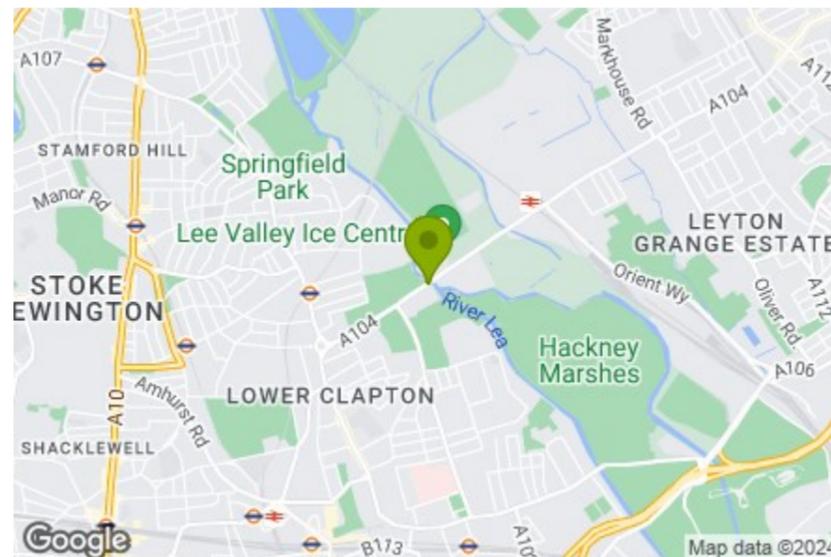
Bedroom
10'0" x 13'6"

Bathroom
5'7" x 7'2"

First Floor

Total Area: 51.1 m² ... 551 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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	



LEA BRIDGE ROAD, CLAPTON

Offers In Excess Of £375,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- First Floor
- Beautifully Presented
- Open Plan Kitchen
- Chain Free
- Riverside Location

A lovely one bedroom apartment, naturally bright, bursting with charm and nestled in a charming corner of Hackney, next to the River Lea and surrounded by the open green spaces of Hackney Marshes. The amenities of Clapton are on your doorstep.

Lea Bridge station is just a ten minute walk or serene, two minute cycle away. From here it's just one stop and nine minutes to Stratford, for a huge range of onward underground and overground destinations.

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0208 520 3077



IF YOU LIVED HERE...

You'll be welcoming friends and family into your glorious 300 square foot, open plan reception and kitchen. Rich blonde hardwood runs underfoot in here, with floor to ceiling windows and a modest Juliet balcony. Across the room sits your kitchen, decked out in a mix of smoky timber and pure white cabinets, with chunky, colourful counters in between. Home to a full suite of integrated appliances, the comprehensive culinary facilities don't intrude upon the sociable space.

Elsewhere, there's a welcome wealth of extra storage in the hallway, always a superb addition to London apartment living. Across the hall you have your bathroom, a generous 140 square foot double with a mint green statement wall and its own floor to ceiling window for light and views. Finally your bathroom keeps the boutique style going strong - with tub to ceiling smoky sandstone tilework and fully integrated rainfall shower, it's a splendid space to start or end the day.

Outside and, as noted, you're surrounded on all sides by open greenery and nature. For starters, the River Lea runs right past your new development, perfect for riverside strolls all the way to Walthamstow Wetlands in the North and Hackney Marshes to the South. Closer still Millfields Park and Millfields Recreation Grounds are right on your doorstep, a mix of open green spaces, woodlands and sports facilities, including tennis and basketball courts.

WHAT ELSE?

- For your new local we have to recommend The Crooked Billet, Clapton's legendary gastropub with the best beer garden for miles around. Just a half mile on foot. Alternatively, get your morning coffee fix from Millfields, a much loved local cafe just ten minutes walk across Millfields Park.
- The property is presented chain free, for that all important hassle free move.
- There's another handy transport option nearby in the form of Clapton overground station, just a half mile on foot for direct ten minute connections to Liverpool Street.



A WORD FROM THE OWNER...

"We have loved living in the flat with its peaceful location by the river Lea and the green spaces of Millfields Park on our doorstep. The vibrant shops, cafes and restaurants of Chatsworth Road are only a short walk away. Having the river on our doorstep with access to miles of riverside walks down to Hackney Marshes and up through Walthamstow wetlands makes it feel like living in a hidden green oasis in the city. The flat is quiet and very well insulated, making it a cosy home all year round."

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