

Third Floor

Total Area: 50.6 m² ... 545 ft² (excluding balcony)
All measurements are approximate and for display purposes only

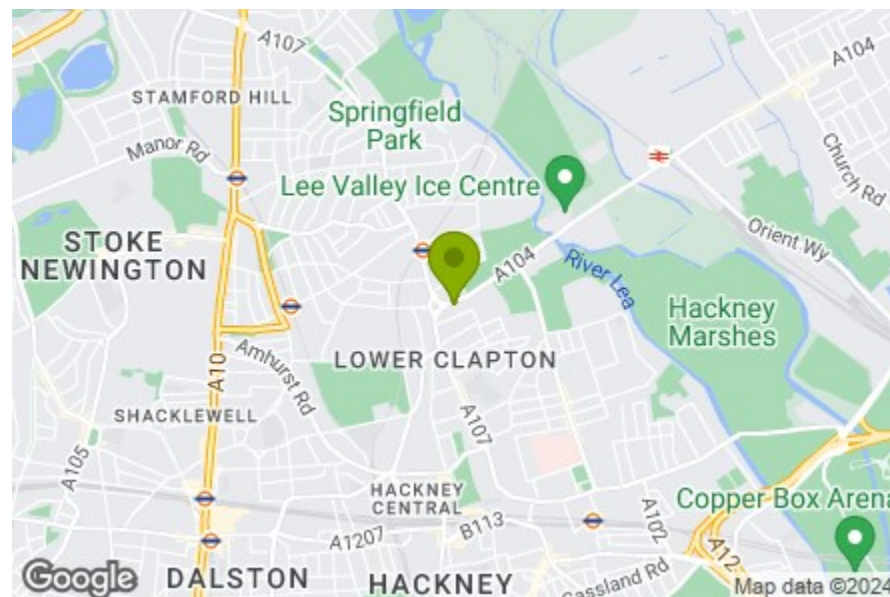
Kitchen/Reception Room
10'5" x 25'5"

Bedroom
10'8" x 12'8"

Bathroom
6'6" x 7'2"

Storage

Balcony
11'8" x 5'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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 £400,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Flat
- Beautifully Presented
- Third Floor
- Views over Millfields Park
- Private Balcony
- Short Walk to Clapton Station

A sleek and modern one-bedroom apartment with a private balcony and immaculate decor throughout, situated in an enviable spot in East London's vibrant Clapton and views over Millfields Park.

This excellent position means you've got as much access to greenery as you have dynamic bars and eateries, while public transport is also excellent, putting you in easy reach of the whole capital.

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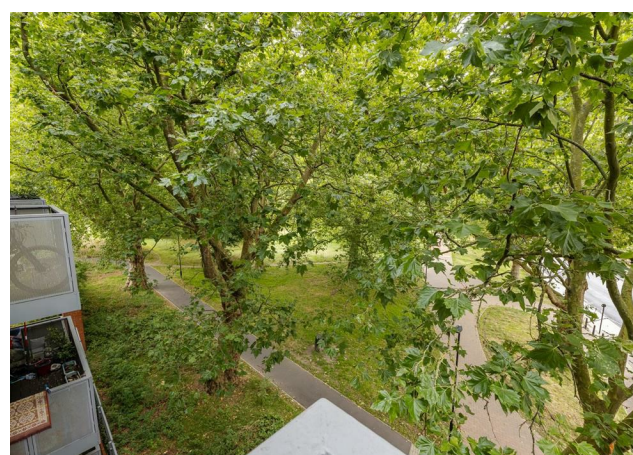
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IF YOU LIVED HERE...

Thanks to your third floor positioning, you can enjoy the tranquility that comes with leafy views - not to mention it being energy efficient to live at height. There's plenty of natural light, something you'll really appreciate in your thoughtfully decorated kitchen/lounge/diner. With it's spacious layout, there's plenty of room to spread out, and the kitchen comes with lots of storage, as well as stylish tiling and an integrated oven.

The balcony will be a fantastic extension of your living space - and the perfect spot to relax with a drink. The bedroom also shares the same view, with more considered decor to enjoy. The bathroom is stylish and modern with an over-tub shower, while the hallway benefits from built-in storage.

As for beyond, you're surrounded by some brilliant open spaces nearby - from Hackney Marshes to Millfields Park. Getting around on public transport is a breeze, too; Clapton station is a nine minute walk away, where commuters can jump on the Overground

and be in Liverpool St in less than 20 mins. It's also within easy reach of Dalston, Stoke Newington, Tottenham and Leyton and Walthamstow thanks to a great bus and cycle infrastructure, while amenities closer to home range from the brilliant Castle cinema to the newly opened Lee Valley Ice Centre.

WHAT ELSE?

-With so much to see and do nearby it's hard to know where to start! We recommend heading to the award-winning Sodo Pizza on Upper Clapton Rd for delicious and freshly baked pizza. Fitness fans will be delighted to learn that you are only a few mins on foot from BLOK, a showpiece gym in a converted Victorian tram depot.

- Ideally located near popular attractions such as Hackney Downs Studios, gigs and comedy at Earth on Kingsland Road, Stoke Newington's Church Street and gigs at Hackney Church.

- The overground on Hackney Central station is less than a 20 minute walk away.

-The Crooked Billet is your new local, with a huge and social beer garden and a vast menu of pub grub and great Sunday roasts.



A WORD FROM THE OWNER...

"The property is located on a park, which means you can be in open green space that stretches for miles into the wetlands within one minute. The view from the window is of beautiful green leaves, and sitting on the balcony feels like being in a treehouse. We're located in the heart of Clapton, which has a wonderful village feel. We love going to Blok, a boutique exercise studio (5 mins walk) or running through Walthamstow Wetlands and Hackney Marshes, then grabbing a coffee at the plant-filled Tram Store cafe (5 mins). We spend Sundays at Chatsworth Road market (15 mins away) or going to watch a movie at Art Deco cinema The Castle (15 mins). We have three fantastic pubs within 10 minutes' walk - the Crooked Billet, with a massive garden, The Princess of Wales, on the canal, and the Clapton Hart, in a characterful old building. Lower Clapton Road has some amazing restaurants within 5-15 mins walk, including My Neighbours The Dumplings, Lucky and Joy and Mambow (TimeOut's current number one in London)."

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