

Total Area: 54.6 m<sup>2</sup> ... 587 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception  
11'8" x 12'9"

Kitchen  
11'8" x 11'8"

Bedroom  
11'8" x 8'11"

Bathroom  
5'7" x 6'2"

Bedroom  
11'8" x 9'0"

Garden  
21'0" x 12'9"



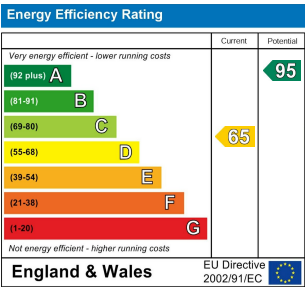
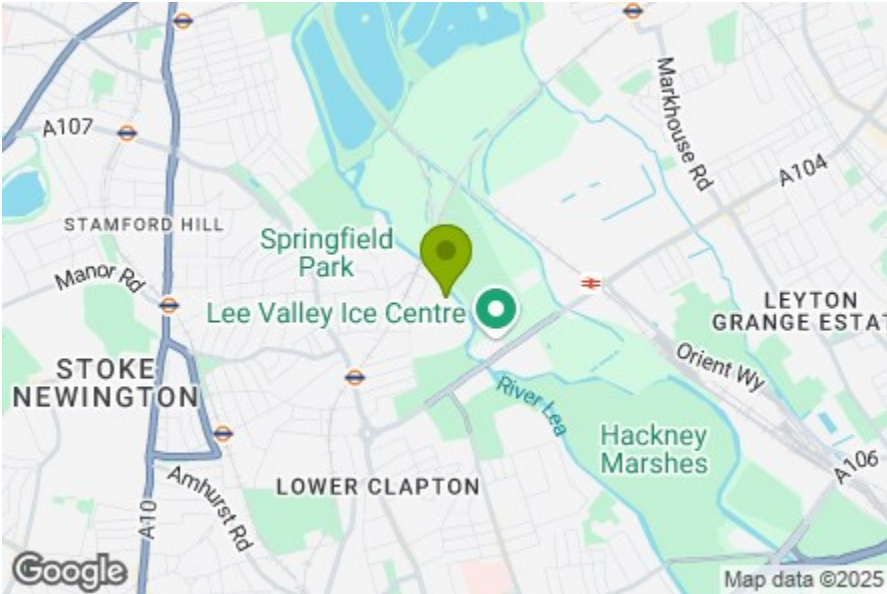
RIVERSIDE CLOSE, HACKNEY  
Offers In Excess Of £625,000 Freehold  
2 Bed House - Terraced



Features:

- Two Bedroom House
- Arranged Over Two Floors
- Private Garden
- Beautifully Presented Throughout
- Off-Street Parking
- Moments From River Lea

Arranged over two floors, this two-bedroom home is bright and spacious with an enviable location in East London's vibrant Clapton, just moments from the River Lea. Highlights include the private south-west facing garden, off-street parking and immaculate finish. Public transport is also excellent, putting you in easy reach of the whole capital.



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#### IF YOU LIVED HERE...

You'll love the tasteful decor and considered fittings found in this 587 square foot home. In the large open plan space on the ground floor, the generous windows, thoughtful colour palette and engineered flooring work together to create an inviting space, with the partition doors allowing you to effortlessly divide the space should you prefer. The kitchen has smart shaker-style units and integrated appliances, with space for dining as well as lounging at the rear, with patio doors leading to your private south-west facing garden, which will be a delight for all with its decked dining area, beds and storage shed.

Back inside, venture upstairs for the two smartly decorated bedrooms, both with in-built storage. The family-sized bathroom is just as sleek as the rest of the house, with modern fixtures and an over-tub shower.

As for beyond, you're surrounded by some brilliant open spaces nearby - from Walthamstow Marshes to Millfields Park. Getting

around on public transport is a breeze, too; Clapton station is a 12 minute walk away, where commuters can jump on the Overground and be in Liverpool Street in 18 minutes. 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.
- The Lee Valley Riding Centre is just 15 mins away, and runs all sorts of courses for pony-loving amateurs and experts alike.
- 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 OWNERS...

"Living in Riverside Close for the past five years has been an absolute dream. We weren't fully aware of how lucky we were in terms of the local area when we bought the house, but this area is a total hidden gem. Beautiful walks surround us; following the River Lea in both directions either up towards the unspoiled Walthamstow Wetlands and the local community hub of the Lea Bridge Rowing Club, and Millfields park and the Hackney marshes in the other direction. We have 3 excellent local Pubs, both the Anchor & Hope and Princess of Wales with Riverside views and The Crooked Billet which does a delicious Sunday lunch and has a massive Beer garden. Chatsworth Road is also a short walk away which has loads of bars and restaurants, independent shops and a brilliant Saturday Market to rival Broadway with fewer 'out of towners'. The Close itself has a thriving community feel, the most wonderful, generous neighbours and a WhatsApp group that is really friendly and useful. There are also various annual community events that are great fun, including the Clapton Jumble Trail and the Christmas Bazaar. It's an incredibly special place to live and we will be sad to leave it behind when we move on."

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