

Kitchen / Lounge / Diner
24'3" x 12'5"

Hall

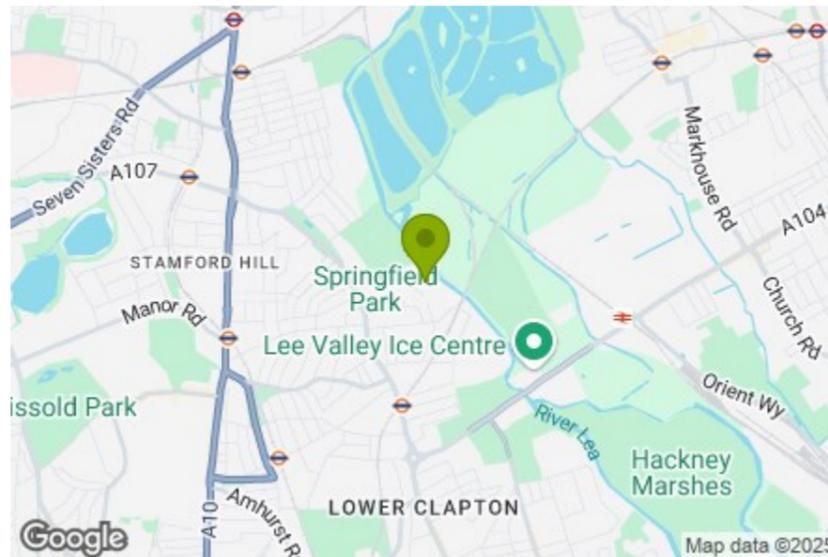
Storage

Bathroom
9'2" x 5'2"

Bedroom
14'9" x 9'2"

TOTAL APPROX. FLOOR AREA 526 SQ.FT. (48.8 SQ.M.)

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
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| 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 | |



BIG HILL, HACKNEY

Guide Price £375,000 Leasehold
1 Bed Flat



Features:

- One bedroom apartment
- Situated on 2nd floor
- Private bike store
- No directly adjoining neighbours to apartment
- Close to Springfield Park
- Short walk to Clapton station
- Approx 526 Square Foot

This smartly designed one-bedroom apartment is packed with highlights, including private bike storage, immaculate decor, and a unique layout resulting in no adjoining neighbours. The location in vibrant Clapton is yet another fantastic perk; you're a short walk from some of East London's finest action, while Springfield Park and the River Lea are moments away.

Transport is also excellent; Clapton station is 14 mins on foot, where commuters can jump on the Overground and be in Liverpool St in around 15 mins. It's also within easy reach of Dalston, Stoke Newington, Tottenham and Leyton and Walthamstow.

REQUEST A VIEWING
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IF YOU LIVED HERE....

Thanks to the large amount of natural light courtesy of the generous windows and second floor positioning, your 526 square foot home enjoys a fantastic feeling of space. If you work from home, you'll appreciate that the open plan kitchen/living room has plenty of room for balancing all aspects of life. Hosting will be particularly fun - you'll enjoy showing off the smart cabinets, sleek worktops and an integrated appliances. The bedroom is just as immaculate with considered decor, while the bathroom is smart and contemporary.

As for beyond, you're surrounded by some brilliant open spaces - from the sprawling Walthamstow Marshes to the charming Springfield Park. Getting around on public transport is a breeze, too; Clapton station is a 14 minute walk away, where commuters can jump on the Overground and be in Liverpool St in less time than it takes to read a chapter of your book. 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 Sodo Pizza on Upper Clapton Rd for delicious pizza.
- Fitness fans will be delighted to learn that you are less than a mile from BLOK, a showpiece gym in a converted Victorian tram depot.
- The Crooked Billet is your new local, with a vast menu of pub grub and great Sunday roasts.



A WORD FROM THE OWNER...

"I've thoroughly enjoyed living in this property for the past three years. The newly installed Magnet kitchen truly sets the flat apart from the others in the block - and as someone who loves to cook, it's been an absolute pleasure. The neighbours form a lovely, tight-knit and supportive community. Another advantage is the flat's excellent insulation; amazingly, I've only needed to turn on the heating once throughout my entire time here! Just a 10-minute walk to Clapton station, which is a further 10 minutes to Liverpool Street, it's a commuter's dream. The area is filled with local gems, including the underrated and never-busy Springfield Park, the tranquil Walthamstow Wetlands, and the scenic Lea River canal path - it's easy to forget you're in Zone 2! The Crooked Billet is an excellent pub, and there are also fantastic eateries, such as Chatsworth Road Market, Lucky & Joy, and Mambow - Time Out's Best Restaurant of the Year."

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