



## Riverside Close, London, E5

- Chain Free
- One Bedroom
- Close to The River Lea
- Ground Floor Garden Flat
- Good Condition
- Close to Trnsport Links

**Price £350,000**

**Tenure: Leasehold**

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# Riverside Close, London, E5

## DESCRIPTION

Available chain free, this stunning one bedroom ground floor apartment is ideally placed within a small purpose built development overlooking the River Lea and boasts over 465sq ft of accommodation, private garden and the benefit of river walks via well-maintained communal gardens.

Available to the market chain free the property comprises semi open plan kitchen reception room, bedroom, ample storage, bathroom, allocated off street parking, private garden and communal gardens leading to the river tow-path with stunning views across Walthamstow marshes.

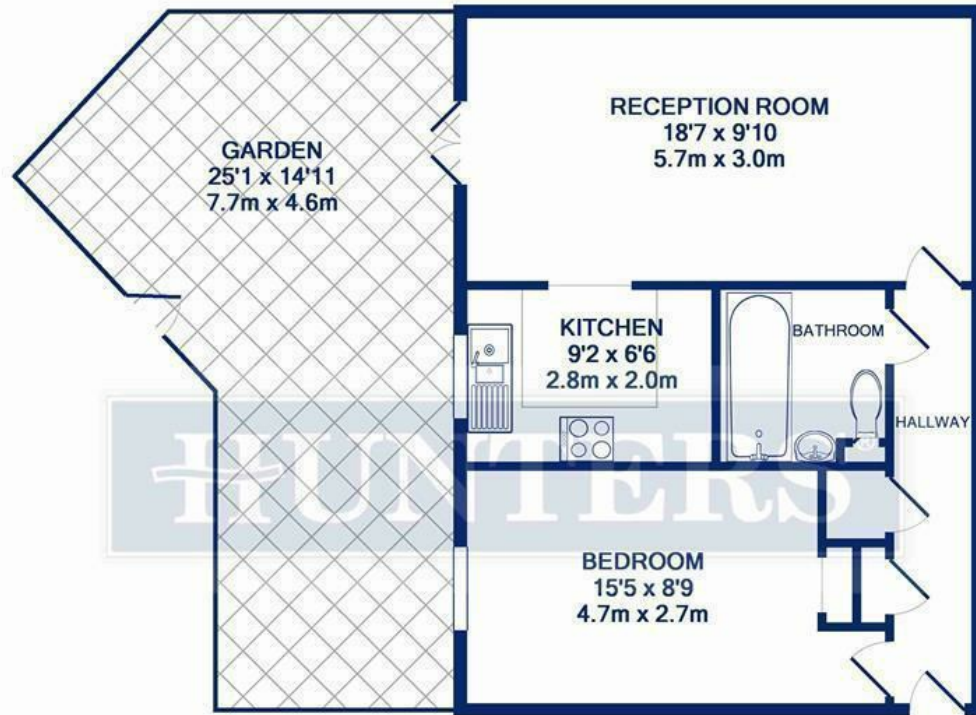
Riverside Close is a private residential development located moments from the many bars, restaurants and coffee houses of Chatsworth Road whilst the wide-open spaces of Millfields park and Springfield park are also located close by.

Transport links include, Clapton Station (Overground just three stops to Liverpool Street) and a variety of bus routes into The City and West End.





Council Tax: C



GROUND FLOOR  
TOTAL APPROX. FLOOR AREA 467 SQ.FT. (43.4 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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### Viewing

Please contact our Hunters Stoke Newington Office on 0207 2497 499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16 0UL

Tel: 0207 2497 499 Email:

<https://www.hunters.c>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	65	70

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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