



## Bakers Hill, , London, E5 9HL

- Three bedrooms
- Overlooking River Lea
- Off-street parking
- Close to local amenities
- Chain free
- Private garden
- Large reception room
- Overlooking Walthamstow Marshes

**Asking Price £600,000**





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## DESCRIPTION

Offered chain-free, this fantastic three bedroom, split level apartment is situated on the ground and first floor of a well-maintained apartment building and offers an impressive 958 sq. ft. (89 sqm) of internal space. The apartment benefits from sole use of a private south-west facing patio garden and spectacular views over the River Lea and Walthamstowe Marshes.

Arranged over the raised ground and first floor, the property features a generous 20-foot (6.1-metre) reception room, a kitchen/diner, family bathroom, ample storage, private garden and off-street parking.

Bakers Hill, is a private residential road, 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.

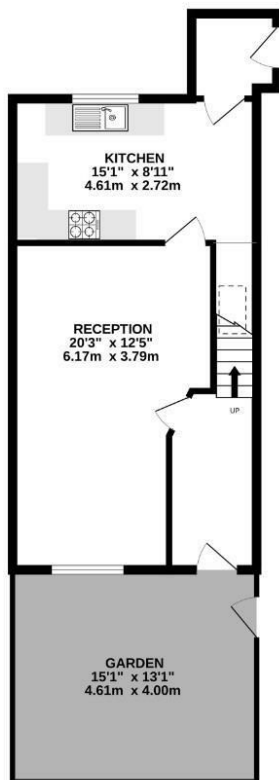
Transport links include, Clapton Station (Overground just three stops to Liverpool Street) and a variety of bus routes into The City and West End.



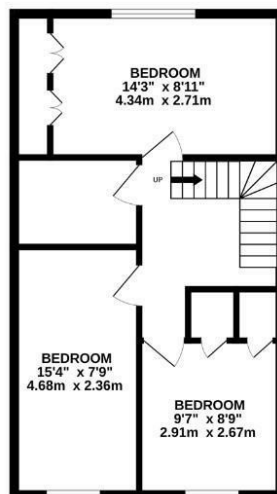




GROUND FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



FIRST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 958 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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### Viewings

Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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		
	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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