



28 Paradise Park, 142a Lea Bridge Road, London, E5 9UB

£675,000

- Three double bedrooms.
- Separate kitchen/diner and reception room.
- South West facing and flooded with light.
- Heating and Water bills included in service charge.
- Two bathrooms and a WC.
- Boasts 1401sqft.
- Surrounded by green open spaces and beside the canal.
- Sold chain free.

# 142a Lea Bridge Road, London E5 9UB

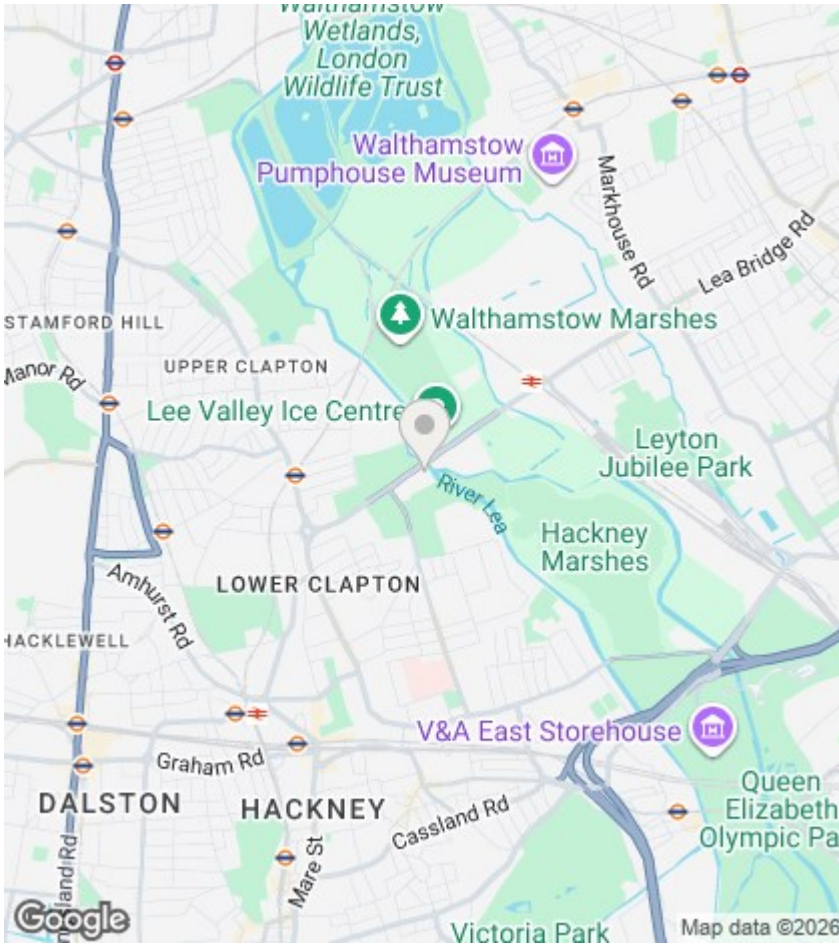
Nestled between the green open spaces of Millfield's Park and Hackney Marshes, next to the River Lea, Blakestanley are thrilled to introduce this three bedroom duplex apartment to the market. The ground floor boasts a large newly renovated kitchen/diner, perfect for entertaining guests and a reception room flooded with light which leads to a south west facing balcony. All three double bedrooms are located on the first floor including the main bathroom and the ensuite. Many amenities are located close by, including the cafes, bars and restaurants on Chatsworth Road which also hosts a Sunday Market. Clapton Overground and many bus routes put the rest of London within easy reach and the River Lea gives easy access to Stratford, the Olympic Park, Walthamstow Wetlands and beyond.



Council Tax Band: E







## Directions

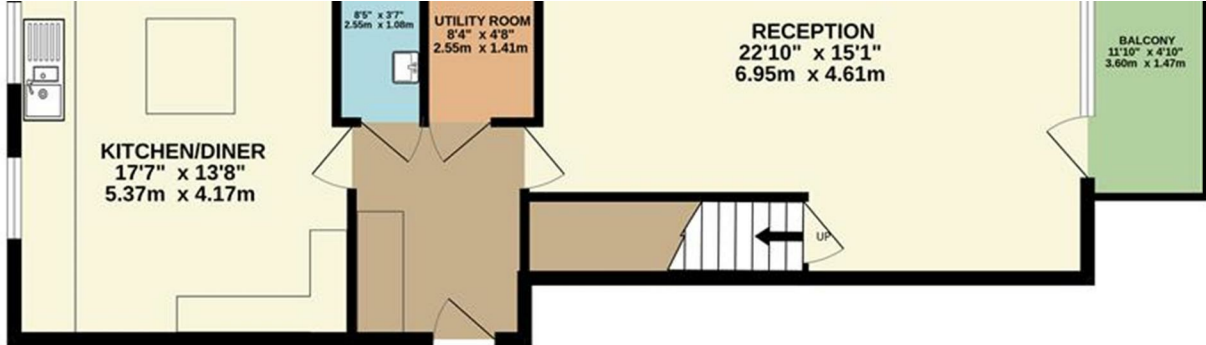
## Viewings

Viewings by arrangement only. Call 020 8986 2743 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(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	



Property of  
1st FLOOR  
698 sq.ft. (64.8 sq.m.) approx.  
Blake Stanley

