

Woodmill Road, London, E5 9GA

Guide price **£400,000**

arley property

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

- Beautifully presented two double bedroom first-floor apartment extending to approximately 760 sq. ft
- Bright open-plan kitchen, dining and reception room with Juliet balcony
- Spacious principal bedroom with built-in double wardrobe
- Flexible second double bedroom, ideal as a guest room, nursery or home office
- Modern family bathroom with shower over bath
- Allocated off-street parking space
- Moments from Millfields Park, Springfield Park, Hackney Marshes and the River Lea
- Chain free

Chain-Free Two Bedroom Apartment with Allocated Parking in Sought-After E5

A beautifully presented two bedroom first-floor apartment, offering approximately 752 sq ft of bright, well-planned accommodation in one of Upper Clapton's most desirable locations.

The property opens into a generous entrance hall with three large storage cupboards, providing exceptional practicality rarely found in modern apartments. The heart of the home is the impressive open-plan reception, dining and kitchen space, flooded with natural light from the Juliet balcony and offering an ideal setting for both everyday living and entertaining.

The contemporary kitchen is thoughtfully designed with extensive worktop space, ample cabinetry and integrated appliances, creating a stylish yet highly functional space.

The principal bedroom is generously proportioned and benefits from a built-in double wardrobe, while the second double bedroom offers excellent flexibility as a guest bedroom, children's room or home office. A modern bathroom completes the accommodation with a contemporary white suite and shower over the bath.

Further benefits include an allocated parking space and the advantage of being offered to the market chain free.

LOCAL LIFE

Perfectly positioned in the heart of Upper Clapton, the apartment enjoys easy access to some of East London's finest open spaces. Millfields Park, Springfield Park and the expansive Hackney Marshes are all within walking distance, while the picturesque River Lea offers miles of scenic riverside walks, cycling routes and waterside cafés.

The area is also well regarded for its excellent selection of highly rated primary and secondary schools, making it particularly attractive to families.

Transport connections are superb, with Homerton and Hackney Downs stations providing quick access to Liverpool Street, Stratford and the City. Numerous bus routes, independent cafés, restaurants and local shops complete what is one of East London's most vibrant and well-connected neighbourhoods.

Offering generous proportions, excellent storage, allocated parking and an exceptional location, this is a fantastic opportunity to acquire a stylish home in the heart of E5.

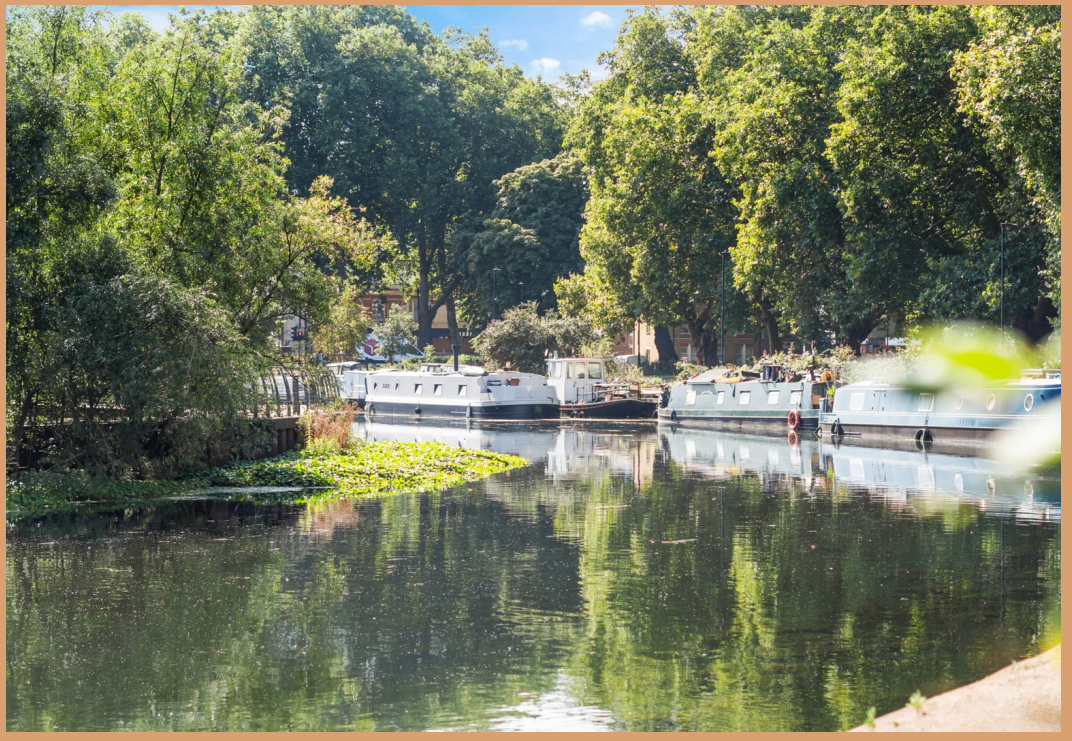


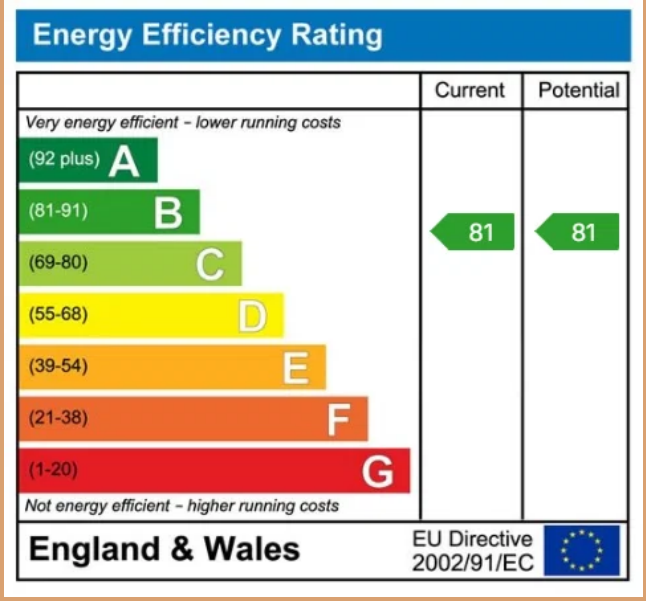


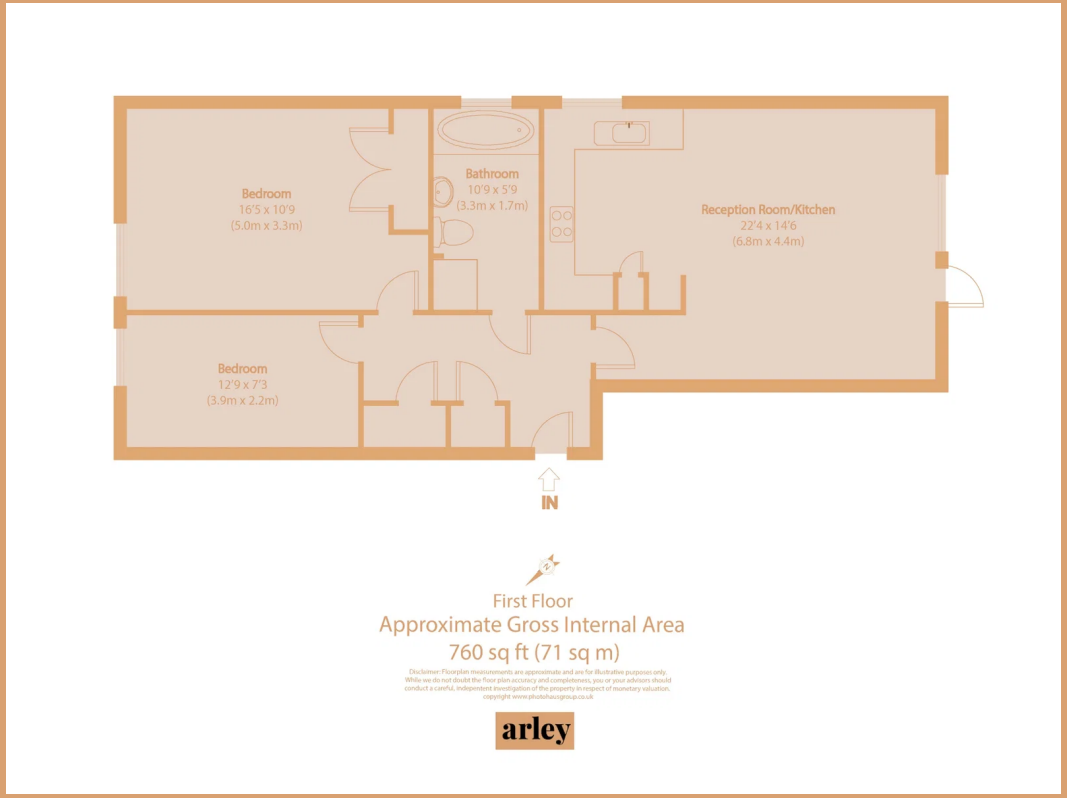












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