

Castles



ASKING PRICE

£290,000

Lea View House, Springfield

London, E5 9DX

Castles

## PROPERTY SUMMARY

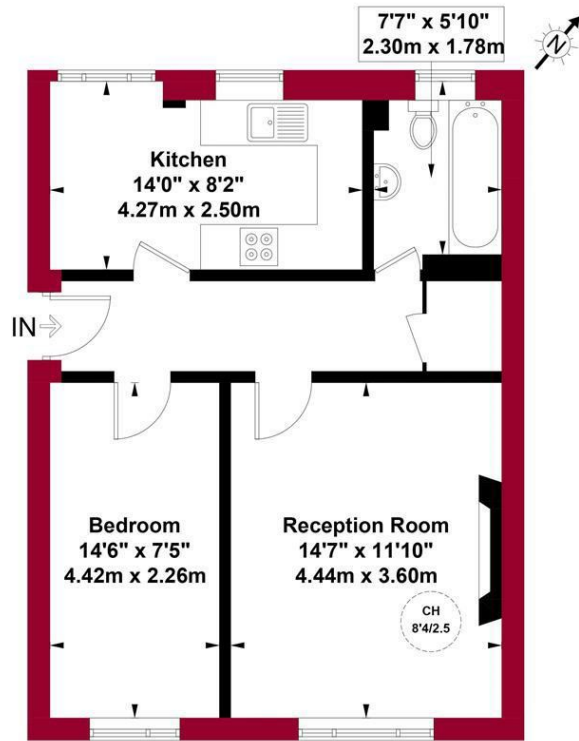
Located on the third floor of a well-maintained, purpose-built block, this bright and spacious one-bedroom apartment is an ideal first home. Beautifully presented throughout, the property benefits from views overlooking the open green spaces of Springfield Park, a generous communal garden, and outstanding transport connections into the heart of London. The accommodation comprises a large master bedroom, a modern fitted kitchen, a modern bathroom, and a reception room accessed via a central hallway. Lea View House is superbly positioned for both nature and city living. Directly opposite lies the expansive Springfield Park, a much-loved green space offering beautifully landscaped gardens, tennis courts, a charming cafe, and access to the River Lea towpath. A short walk leads to the picturesque Walthamstow Marshes and Hackney Marshes, ideal for weekend walks, cycling, or simply unwinding outdoors. The surrounding area also offers an eclectic mix of independent cafes, local pubs, and eateries, particularly around Upper Clapton Road and Chatsworth Road, which hosts a popular Sunday market. Stoke Newington, Dalston, and Walthamstow Village are all within easy reach, offering vibrant cultural and culinary scenes. Transport links are excellent. Clapton Overground Station is just a few minutes' walk away, offering direct services to Liverpool Street.

From Liverpool Street, you can connect easily to the Elizabeth, Central, Circle, Hammersmith & City, and Metropolitan lines. The station also connects to the Victoria Line via Walthamstow Central, allowing swift access to the West End and beyond. Several well-served bus routes operate in the area, providing convenient alternatives to the Tube, while cyclists benefit from access to quiet ways and towpaths leading into central London.





Lea View House, E5 Approximate Gross Internal Area = 533 sq ft / 49.5 sq m



Third Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



### Transport

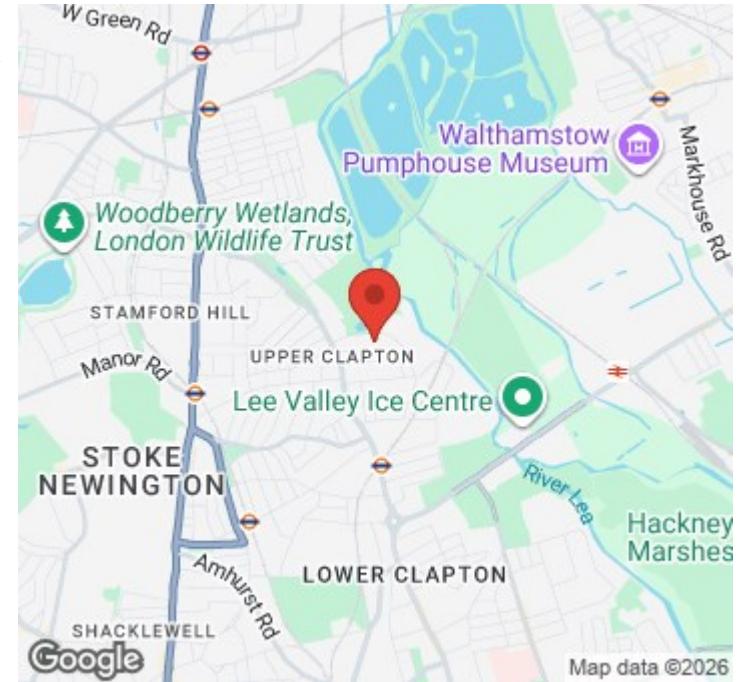
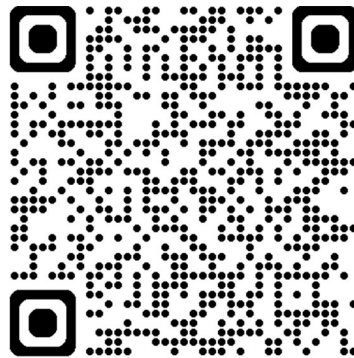
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

### Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



Apartment

Leasehold

**Council:** Hackney

**Council Tax Band:** B

**Lease Remaining:** 94 years

**Service Charge:** £2161.56 per year

**Ground Rent:** £9.00 per year

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

44 Lower Clapton Road  
Hackney  
London  
E5 0RN

### OFFICE DETAILS

020 8985 0106  
hackney@castles.london  
<https://www.castles.london/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	81
(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	