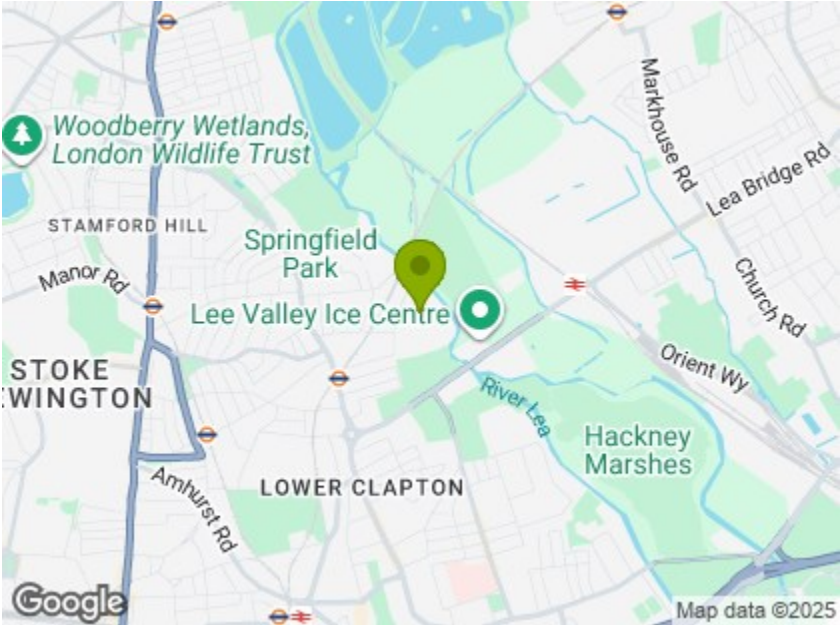


SIXTH FLOOR

Total Area: 39.8 m² ... 428 ft²

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.



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



WOODMILL ROAD, HACKNEY

£1,850 Per Calendar Month
1 Bed Flat



Features:

- Beautifully Finished One Bedroom Apartment
- 6th Floor
- Heart of Clapton
- Moments from Millfields Park
- Close to The River Lea
- Walking Distance To Clapton Station
- Parking Under Seperate Negotiation

A bright and beautifully finished one bedroom apartment in the heart of Clapton, offering immaculate decor and plenty of space to spread out. The dual aspect living area fills the home with natural light throughout the day, creating a warm atmosphere that's perfect for both relaxing and entertaining.

You're in a truly enviable pocket of East London, where leafy parks and riverside walks sit side by side with Clapton's ever growing mix of independent coffee shops, bars and restaurants. Excellent transport connections keep the entire capital within easy reach, giving you the best of city living with green spaces just moments from your door.

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E17 & E10
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IF YOU LIVED HERE....

Thanks to your sixth floor positioning, you can enjoy the tranquility that comes with leafy views (not to mention it being energy efficient to live at height). There's plenty of natural light, something you'll really appreciate in your thoughtfully finished kitchen/lounge/diner, where there's plenty of room to spread out, and the kitchen comes with lots of storage, as well as stylish fittings and high tech appliances.

The bedroom shares the same west facing view, with more neat decor and smart flooring. The bathroom is stylish and modern with a corner shower, while the hallway benefits from built in storage; a big convenience.

As for beyond, you're surrounded by some brilliant open spaces nearby; from Hackney Marshes to Millfields Park. Getting around on public transport is a breeze, too; Clapton station is a short stroll away, where commuters can jump on the Overground and be in Liverpool St in 18 minutes. It's also within easy reach of Dalston, Stoke Newington, Tottenham and Leyton and Walthamstow thanks to a great bus and cycle infrastructure, while amenities closer to home range from the brilliant Castle cinema to the newly opened Lee Valley Ice Centre.



WHAT ELSE....

- With so much to see and do nearby it's hard to know where to start! We recommend heading to the award winning Sodo Pizza on Upper Clapton Road for sourdough based pizza. Fitness fans will be delighted to learn that you are only a few mins on foot from BLOK, a showpiece gym in a converted Victorian tram depot.
- The Lee Valley Riding Centre is also a walk away, and runs all sorts of courses for pony loving amateurs and experts alike.
- The Crooked Billet is your new local, with a vast menu of pub grub and great Sunday roasts.

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KITCHEN/LOUNGE/DINER

16'1" x 16'9"

BEDROOM

12'0" x 9'2"

BATHROOM

5'2" x 6'6"

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