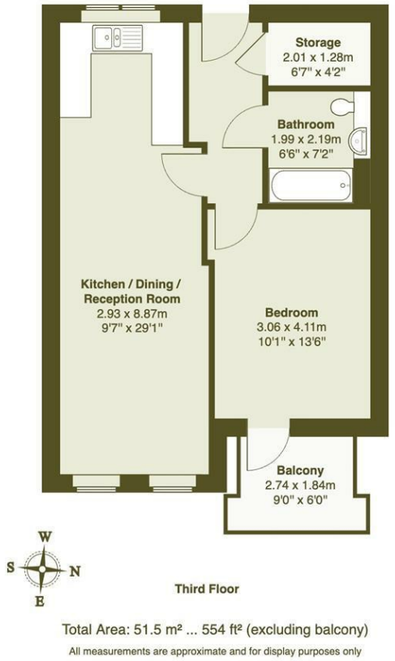


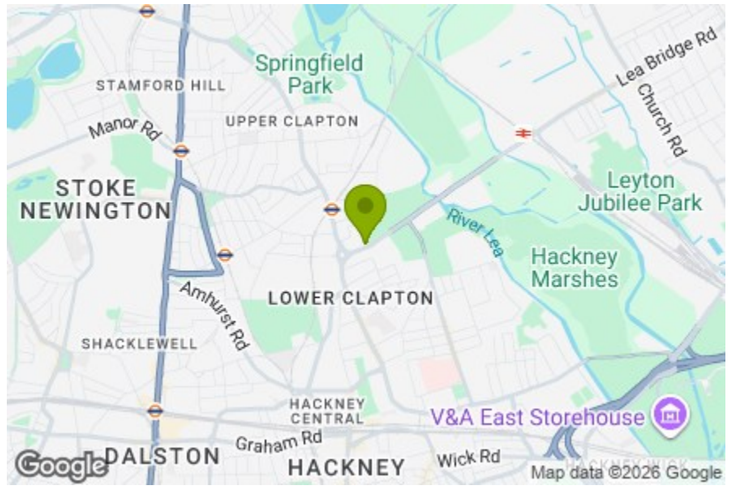
Kitchen / Dining / Reception Room
9'7" x 29'1"

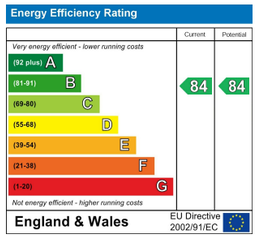
Bedroom
10'0" x 13'5"

Balcony
8'11" x 6'0"

Bathroom
6'6" x 7'2"

Storage
6'7" x 4'2"





E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT



LEA BRIDGE ROAD, CLAPTON

Offers In Excess Of £400,000 Leasehold
1 Bed Flat

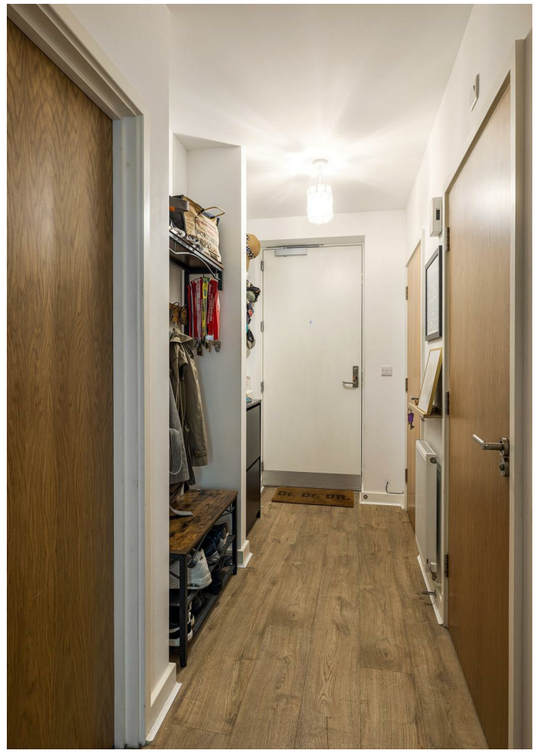
Features:

- One Bedroom Property
- Third Floor
- Private Balcony
- Short Walk to Clapton Station
- Close to Hackney Downs
- Views Over Millfields Park

Asking Price: OIEO £400,000 for 100% ownership of the property. The current owners hold a shared ownership interest, but the sale is for the full 100% interest in the property.

With leafy views across Millfields Park and a private balcony tucked among the treetops, this one bedroom apartment occupies the third floor of a modern development in Clapton. Inside, there's a generous open-plan living space, a separate double bedroom and plenty of natural light. Clapton Station is a short walk away, while Hackney Downs, the River Lea and a growing collection of independent cafés and neighbourhood favourites are all within easy reach.

REQUEST A VIEWING
0208 520 3077



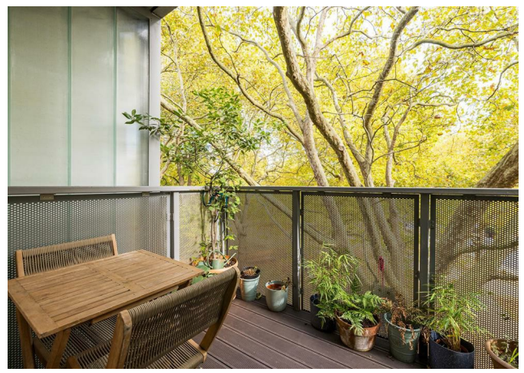












IF YOU LIVED HERE...

Step inside and you'll find a thoughtfully arranged home extending to approximately 554 square feet, with warm wood-effect flooring running through the main living space. The open-plan kitchen, dining and reception room stretches almost 30 feet, giving you plenty of flexibility to arrange things to suit your day-to-day life. At one end, the kitchen has white cabinetry, dark worktops and a window above the sink, while the dining area sits comfortably between the kitchen and lounge. The reception space feels particularly welcoming, with a deep blue feature wall, plenty of room for seating and two windows bringing in natural light.

The double bedroom sits separately from the main living area, with soft carpeting, a feature wallpapered wall and space for wardrobes. A door leads directly onto the private balcony, where timber decking and room for a small table and chairs make it a lovely spot for a morning coffee or an evening drink. The surrounding trees provide a leafy outlook towards Millfields Park, giving the outdoor space a sense of separation from the streets below. Back inside, the bathroom has neutral tiling, a bathtub with an overhead shower and a heated towel rail. There's also a separate storage cupboard accessed from the hallway, providing useful space to keep everyday belongings out of sight. Pets are also permitted within the development, subject to prior request and agreement.

WHAT ELSE?

· Clapton Station is a short walk away, with Overground services towards Liverpool Street. Nearby Hackney Downs offers further green space, while the surrounding streets connect you to the independent shops, cafés and restaurants of Lower Clapton.
· Chatsworth Road is a favourite for weekend wandering, with its Sunday market, independent shops and places to eat. Stop by Suba Bakery for freshly baked bread and pastries, or explore the many independent cafés and neighbourhood shops along the road.
· Millfields Park is right on your doorstep, with Hackney Marshes and the River Lea offering miles of walking and cycling routes. For a drink or Sunday roast, The Princess of Wales sits beside the river, with a waterside terrace that's particularly popular in warmer weather.



A WORD FROM THE OWNER...

"The location on the park will be impossible to replace. It has been fantastic to have the outdoors, marshes, and wetlands right on our door step. The trees provide much needed shade in Summer and the community garden next door gives the opportunity for some extra outdoor space."

REQUEST A VIEWING
0208 520 3077

FOLLOW US ↬ @STOWBROTHERS
STOWBROTHERS.COM