



Lea Bridge Road, London, E5

- Chain free
- Two bedrooms
- Close to local amenities
- Period conversion
- Large reception room
- Close to Midfields Park

Offers In Excess Of £425,000



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DESCRIPTION

Offered to the market chain free, this well proportioned two bedroom first floor period conversion is ideally located in the heart of Clapton, just moments from the open green spaces of Millfields Park and the walks along the River Lea.

This bright and spacious property extends to approximately 625 sq ft (58.1 sq m) and offers well balanced accommodation with high ceilings and excellent natural light throughout. The flat forms part of an attractive period building and retains a sense of character while providing comfortable, practical living.

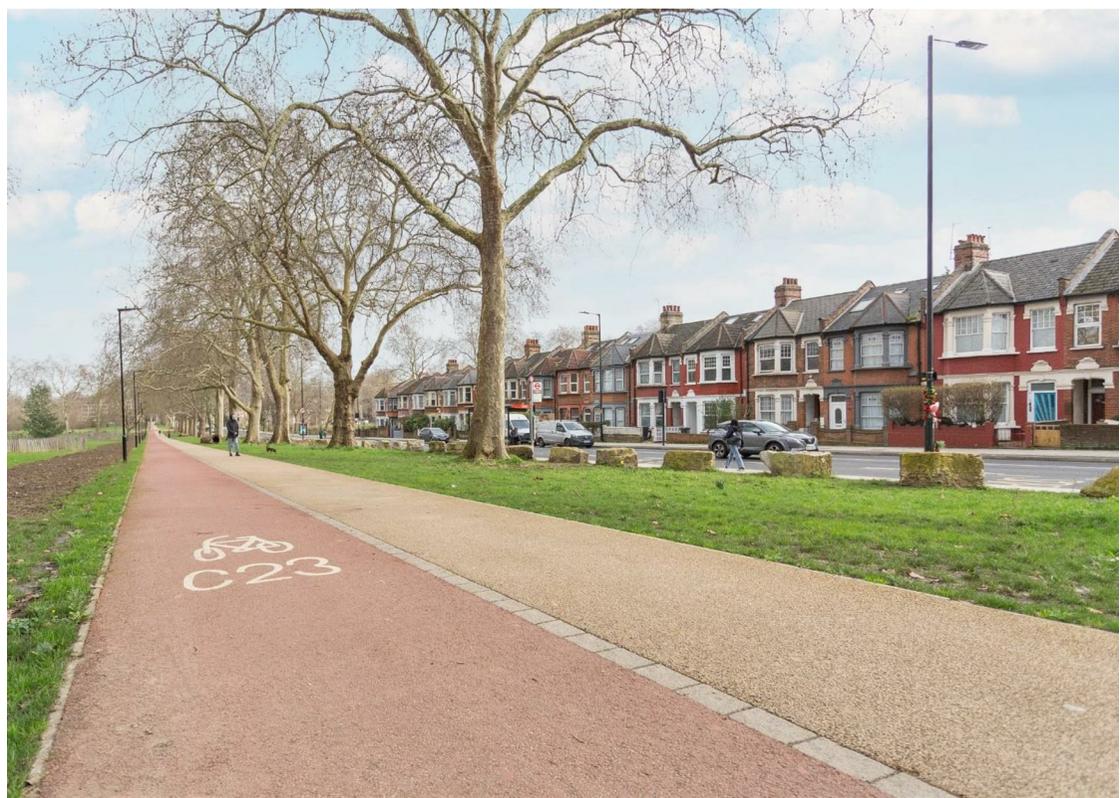
The generous reception room is a standout feature, enjoying a large sash window and ample space for both seating and dining, making it ideal for everyday living and entertaining. The kitchen is accessed directly from the reception room and is fitted with a range of units, providing good storage and worktop space in a practical layout.

There are two well proportioned double bedrooms, including a particularly spacious principal bedroom and a second double bedroom which works perfectly as a guest room or home office. The property is served by a well arranged bathroom.

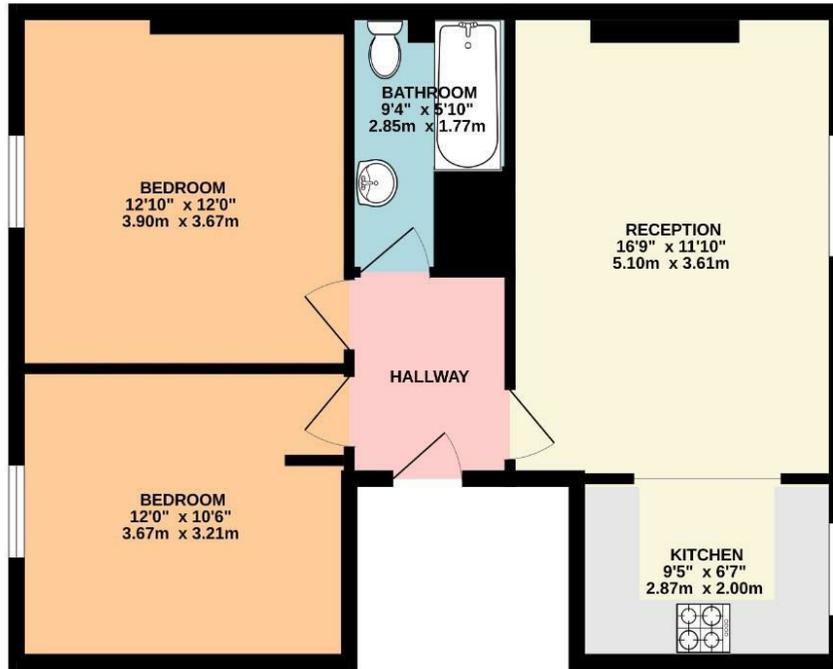
Clapton is a highly sought after East London neighbourhood known for its strong community feel and excellent access to green spaces. Millfields Park is just a short walk away, together with the River Lea, offering excellent walking and cycling routes. The area also benefits from a growing selection of independent cafés, restaurants and local amenities.

Lea Bridge Road is situated within easy reach of the many bars, restaurants and coffee houses of Chatsworth Road and the wider amenities of Clapton. Transport links include Clapton Station (Overground), Lea Bridge Station (Greater Anglia) and a wide variety of bus routes providing convenient access into The City, Shoreditch and the West End.





FIRST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Viewings

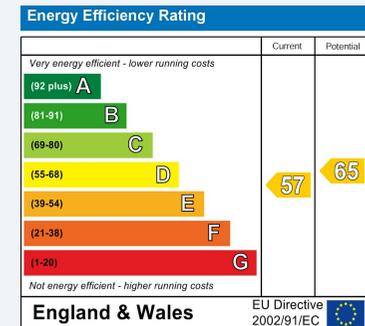
Please contact StokeNewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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