

Total Area: 52.7 m<sup>2</sup> ... 568 ft<sup>2</sup>

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.

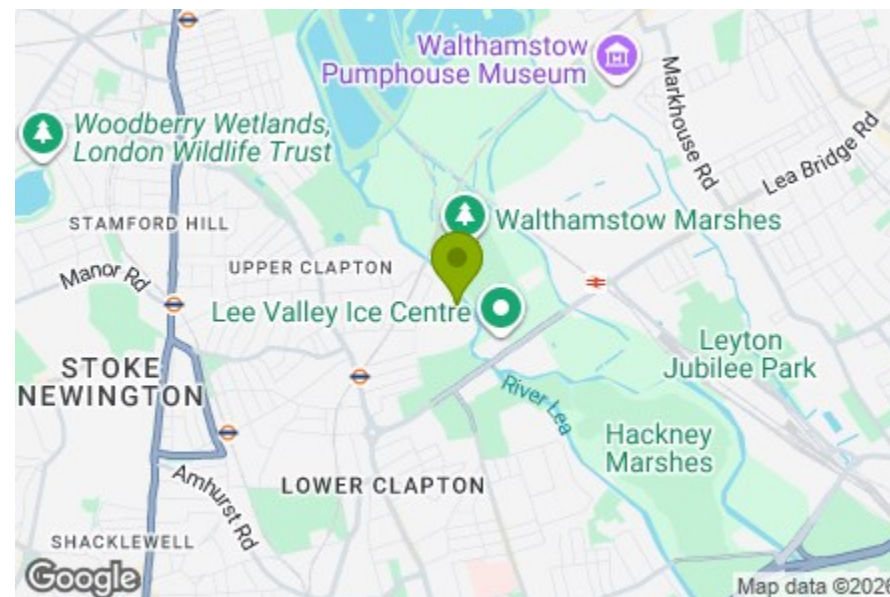
Reception  
9'7" x 18'4"

Kitchen  
5'6" x 8'3"

Bedroom  
8'9" x 14'4"

Bedroom  
7'0" x 11'6"

Bathroom  
5'6" x 6'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## RIVERSIDE CLOSE, HACKNEY

Offers In Excess Of £425,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Flat
- Top Floor
- Beautifully Presented
- Chain Free
- Positioned on the River Lea
- Short Walk to Clapton Station
- Moments from Springfield Park

Positioned on the banks of the River Lea, this beautifully presented two-bedroom flat sits on the top floor of a peaceful Riverside Close development in Clapton. Moments from Springfield Park and Millfields, with waterside walks quite literally on your doorstep, it is a setting that feels quietly tucked away while remaining a short walk from Clapton Station and its swift links into the city. Offered chain free, it is an easy home to step straight into.

REQUEST A VIEWING  
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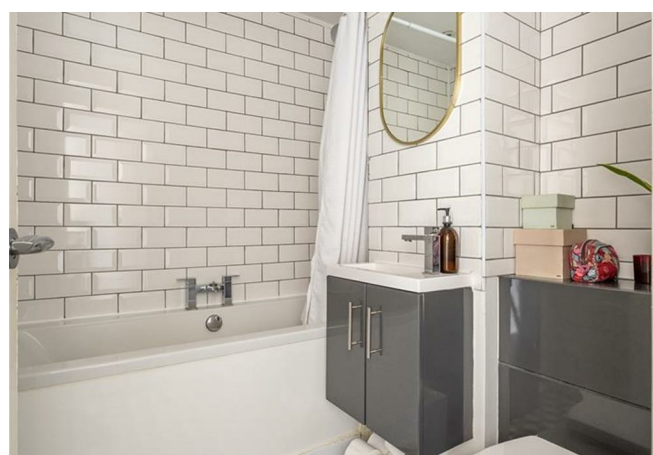
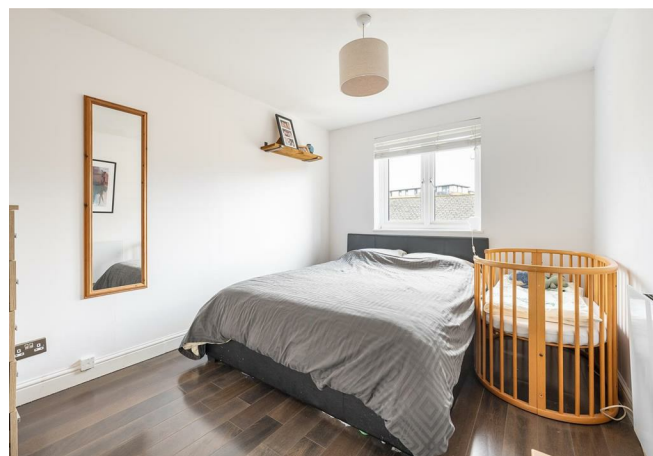
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**If YOU LIVED HERE...**

Arranged across a well-considered layout, the apartment opens onto a long hallway that keeps the living spaces nicely separate from the bedrooms. At the far end, the reception room is a bright and welcoming space with large windows drawing in plenty of natural light. There is ample room for both lounging and dining, with warm wood flooring underfoot and a soft, neutral palette that gives the room a calm feel. From here, an archway leads through to the kitchen, neatly arranged with shaker style cabinetry, tiled splashbacks and thoughtful storage.

Both bedrooms are well proportioned doubles. The principal bedroom offers generous floor space and room for

wardrobes, while the second bedroom works beautifully as a guest room, nursery or study. Each is simply styled in clean tones, allowing the light to bounce gently around the rooms. The bathroom is finished in a classic scheme, with white tiling, a full bath and overhead shower, all carefully maintained.

**WHAT ELSE?**

Clapton Station close by, with regular Overground services to Liverpool Street and convenient links across East London.

Within easy reach of independent favourites along Lower Clapton Road, including Casey's and Hai Cafe.

Chain free sale, making for a smooth and straightforward move.



**A WORD FROM THE OWNER...**

"The canal is picturesque, the wildlife (swans, heron, parakeets, horses, cows) make you forget you're in London, Millfields Park and Springfield Park very close, Crooked Billet and Princess of Wales are great pubs very nearby, and great transport links to Liverpool st, Stratford, Kings Cross, Stansted, Heathrow."

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