



Fourth Floor

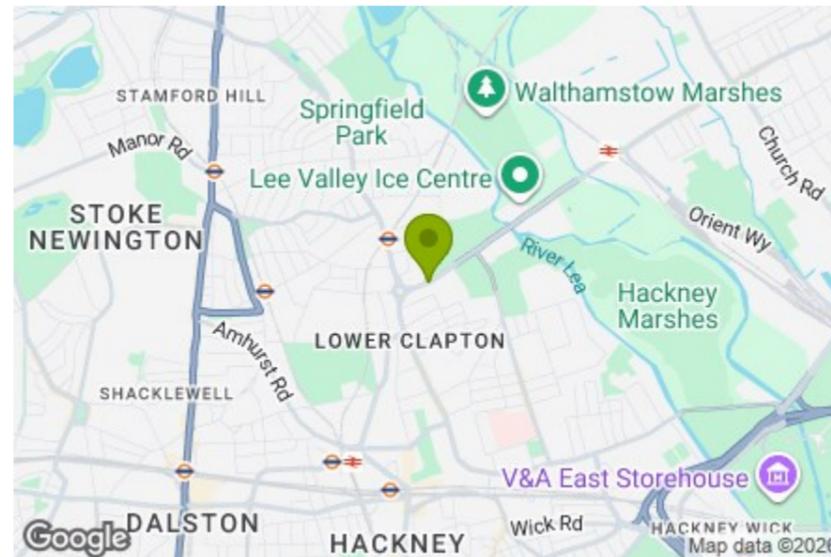
Total Area: 50.9 m² ... 547 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen/Dining/Reception Room
9'8" x 29'1"

Bedroom
10'0" x 13'5"

Bathroom
6'5" x 7'1"

Storage
6'6" x 3'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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	

LEA BRIDGE ROAD, HACKNEY

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



Features:

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

Set on the third floor of a well-kept brick low-rise, this one-bedroom apartment offers 547 sq ft of thoughtfully laid-out space in a genuinely handy Hackney spot. The flat looks out over the greenery of Millfields Park, giving you open views and a sense of space that's rare this close to the city. Clapton Station just seven minutes on foot, making it easy to get where you need to go. Inside, there's a bright kitchen and living area that works well for everyday life, a comfortable double bedroom, good built-in storage, and a private east-facing balcony that catches the morning light. Whether you're buying your first place, looking for a straightforward rental investment, or want a well-located London base, this is a practical, well-balanced option in a great part of town.

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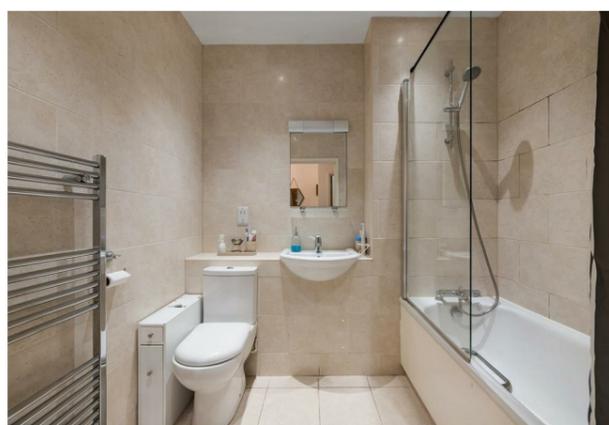
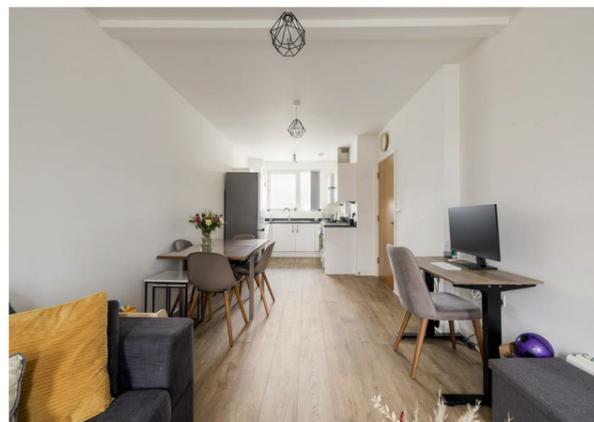
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IF YOU LIVED HERE...

When you step inside, the first thing you'll notice is the surprisingly roomy storage area on the left. With 25.78 sq ft to play with, it's ideal for keeping everyday clutter tucked away, or even setting up a small desk if you work from home and want a space that's slightly separate from the main living area.

The bathroom sits just next door. Finished in soft cream tiles with a clean white suite, it includes a bath with a shower over, an integrated basin and a heated towel rail.

Wooden flooring runs from the hallway straight into the main open-plan kitchen and living space, giving it a natural sense of flow. At just under 30 feet long, the room feels easy to live in, with plenty of space for both a dining table and a comfortable seating area. With windows at both ends the room catches the morning light beautifully and stays bright throughout the day. The kitchen is set neatly along the back wall in a C-shape, making good use of the space for both storage and prep. Glossy white units are paired with black granite worktops, and there's a gas hob for anyone who prefers cooking with flame rather than electric.

The bedroom continues the same calm, unfussy feel. It's a good-sized double with windows on two sides and soft carpet underfoot. From here, you can step straight out onto your private balcony, which looks over the trees and open green space of

Millfields Park - a quiet, leafy outlook that's hard to come by.

WHAT ELSE?

Looking for a new local? You've got Princess of Wales - a well-loved, traditional pub with good food and Sunday roasts overlooking the River Lea, and The European Pub just a bit further along Lea Bridge Road with a friendly local vibe and affordable drinks. For food and casual dining, you'll find neighbourhood cafés and spots along Chatsworth Road offer loads of options too.

Those seeking green pastures are well catered for, although you're on the edge of Millfields Park there's also Hackney Downs Park just a bit further. With its tree-lined walks, floodlit tennis courts, bowling green, sports fields, children's play area with beautiful mosaics, a dog-free area, basketball courts, community room and wildflower meadows in summer and much more, is easily accessible, offering a wonderful outdoor amenity space.

For getting around, Clapton Station (Weaver line), offers quick overground connections to Liverpool Street, Stratford in one direction and Walthamstow in the other. From there, the wider Underground network puts the City and West End within easy reach



A WORD FROM THE EXPERT...

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart".

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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