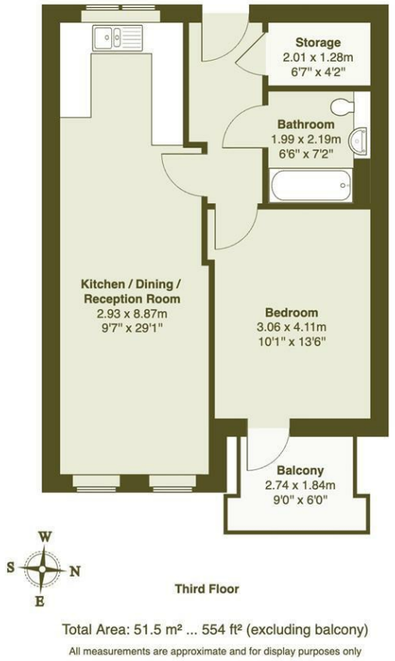


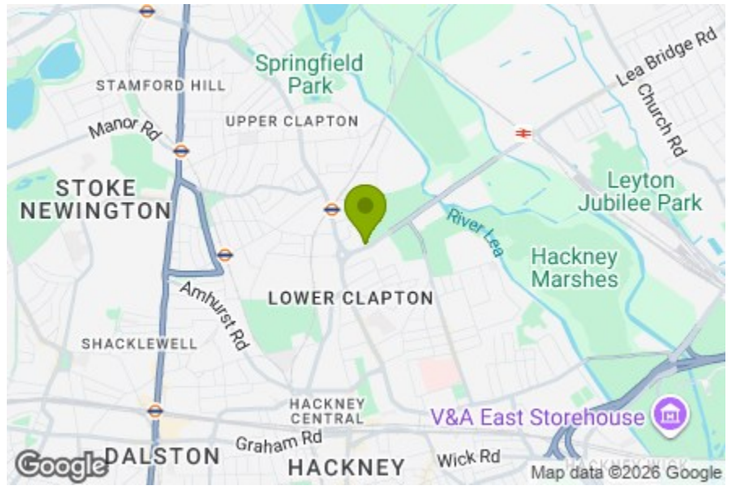
Kitchen / Dining / Reception Room
9'7" x 29'1"

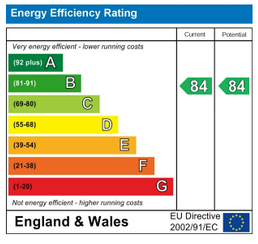
Bedroom
10'0" x 13'5"

Balcony
8'11" x 6'0"

Bathroom
6'6" x 7'2"

Storage
6'7" x 4'2"





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LEA BRIDGE ROAD, CLAPTON

Offers In Excess Of £140,000 Leasehold
1 Bed Flat

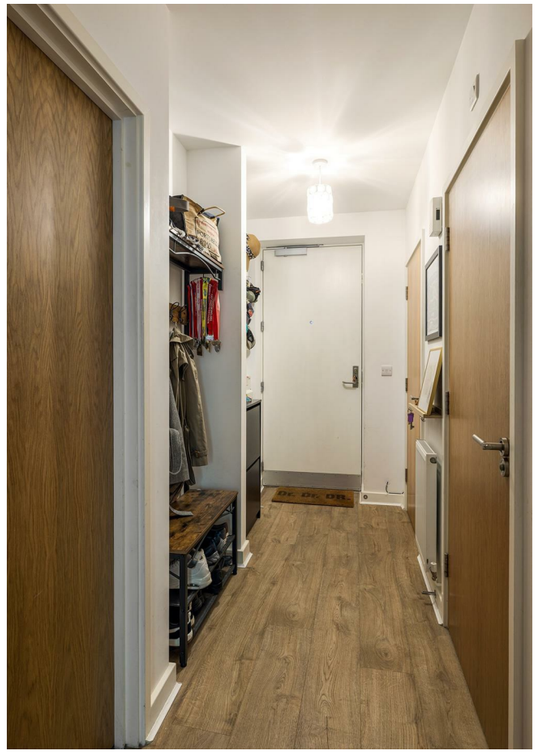
Features:

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

35% SHARED OWNERSHIP

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



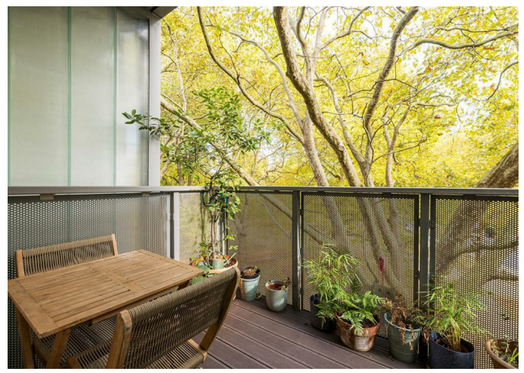












IF YOU LIVED HERE...

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."

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