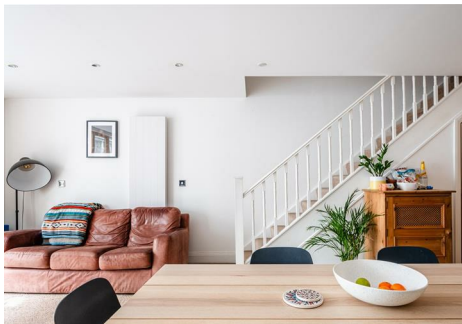




25 Paradise Park 142a Lea Bridge Road, London, E5 9UB

£575,000

- Open plan living.
- Two bathrooms and W.C.
- Bathed in natural light.
- Heating & water bills included in service charge.
- Three double bedrooms.
- Boasting 1079sqft (100.2sqm).
- South west facing balcony.
- Surrounded by green open spaces and the canal.

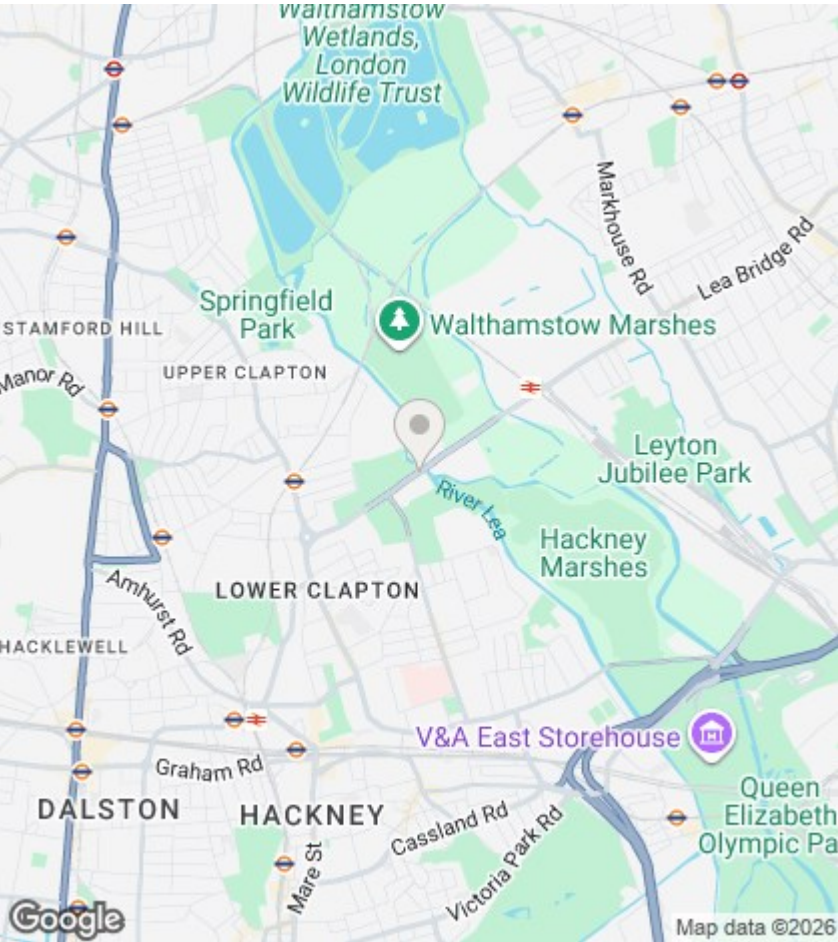
25 Paradise Park 142a Lea Bridge Road, London E5 9UB

Nestled between the green open spaces of Millfield’s Park and Hackney Marshes, next to the River Lea, Blakestanley are thrilled to introduce this three bedroom duplex apartment to the market. The ground floor boasts an open plan kitchen/diner/reception room flooded with natural light which leads to a south west facing balcony. All three bedrooms are located on the first floor including the main bathroom and the en suite. Many amenities are located close by, including the cafes, bars and restaurants on Chatsworth Road which also hosts a Sunday Market. Clapton Overground and many bus routes put the rest of London within easy reach and the River Lea gives easy access to Stratford, the Olympic Park, Walthamstow Wetlands and beyond.

 3  2  1  C

Council Tax Band: E





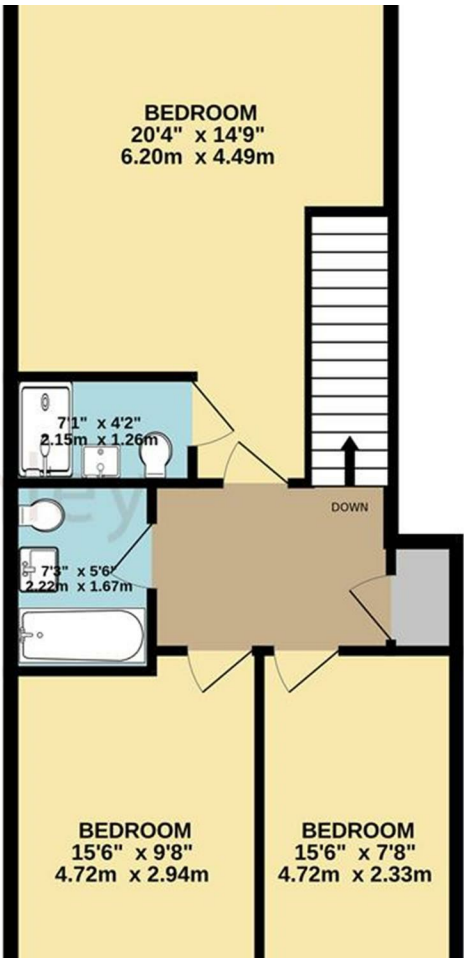
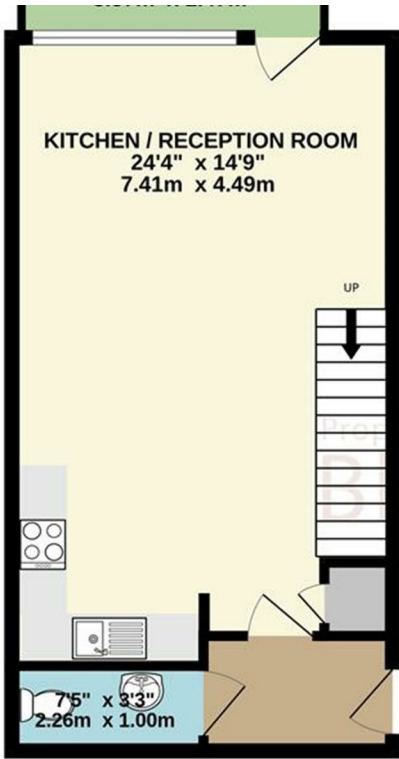
Directions

Viewings

Viewings by arrangement only. Call 020 8986 2743 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements