

Emma's



Flat 7 Southwold Road

, London, E5 9PB

£1,850 Per Calendar Month



A bright and well-proportioned one bedroom, one bathroom, first floor flat with two private balconies. The flat, enviably located on the edge of the River Lea, next to Hackney and Walthamstow Marshes, is less than half a mile walk to Clapton Rail Station, and looks out over North Millfields Recreation Ground affording the flat stunning views.



Bright, charming and tastefully decorated, with wood-laminate floors throughout, the one bedroom, one bathroom flat is located on the first floor of the building and boasts two private balconies.

The building has a passenger lift, audio intercom system, and is covered by CCTV and the Southerly-facing flat looks out directly over North Millfields Recreation Ground.

Living room kitchen 270 (82.30m)

The stylish living room kitchen is open plan, with views out over the Recreation Ground. The kitchen, which was completely refurbished in December 2022, is fitted with integrated, modern appliances and looks towards the large Southerly-facing living room windows, which bathe the room in natural light. Tastefully decorated with bespoke built-in storage the living room space is bright and well-proportioned.

Reception balcony 39 (11.89m)

One of the two balconies that the flat benefits from the reception balcony is accessed via the living room and looks out over the North Millfields Recreation Ground, providing expansive views of the green space.

Bedroom 122 (37.19m)

The bedroom, with large built in storage, is decorated in calming, neutral tones. The large window, and balcony beyond, ensure that the space receives plenty of natural light and also open the room to lovely views of the Recreation Ground beyond.

Bedroom balcony 39 (11.89m)

The second balcony, which is to the left of the reception balcony, also faces the Recreation Ground. The River Lea is also visible from this balcony, which is entirely separate to the reception balcony and is accessed through the bedroom, allowing for the bedroom to have privacy.

Bathroom

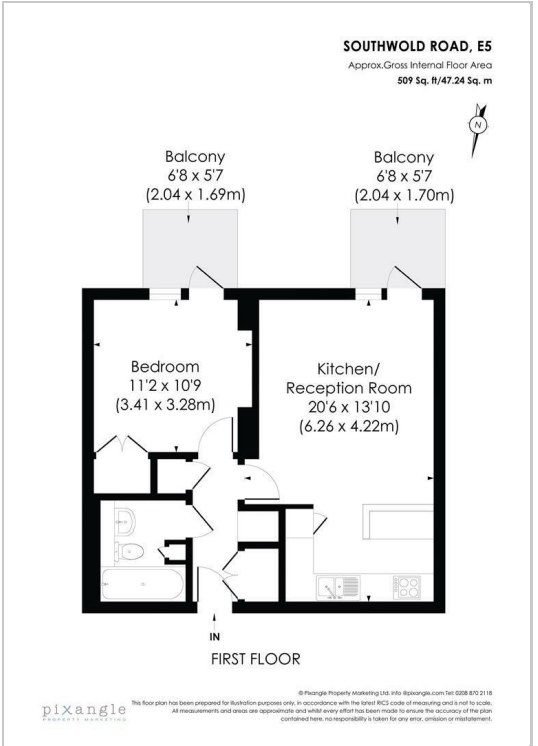
The stylish bathroom, which was also fully refurbished in December 2022, is modern and in excellent condition, with a combination bath shower.

The flat is enviably located on the edge of the River Lea and the canal footpath that runs along it. It is also minutes walk from the Northern tip of Hackney Marshes and overlooks North Millfields Recreation Ground, making it perfectly situated for those who enjoy the green spaces that North-East London has to offer. The local area and community are vibrant with great pubs and eateries, and amenities such as Chatsworth Road Sunday food market within walking distance. Less than a 10 minute walk to Clapton Rail Station, which connects directly to Liverpool Street Station in 12 minutes, the flat is well connected to London transport and is perfect for commuters.

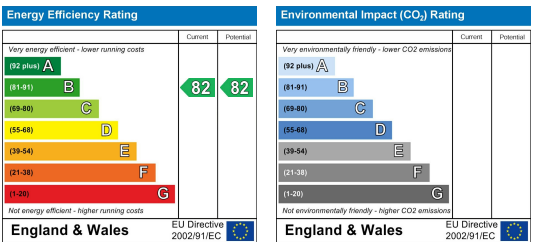
Area Map



Floor Plans



Energy Efficiency Graph



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