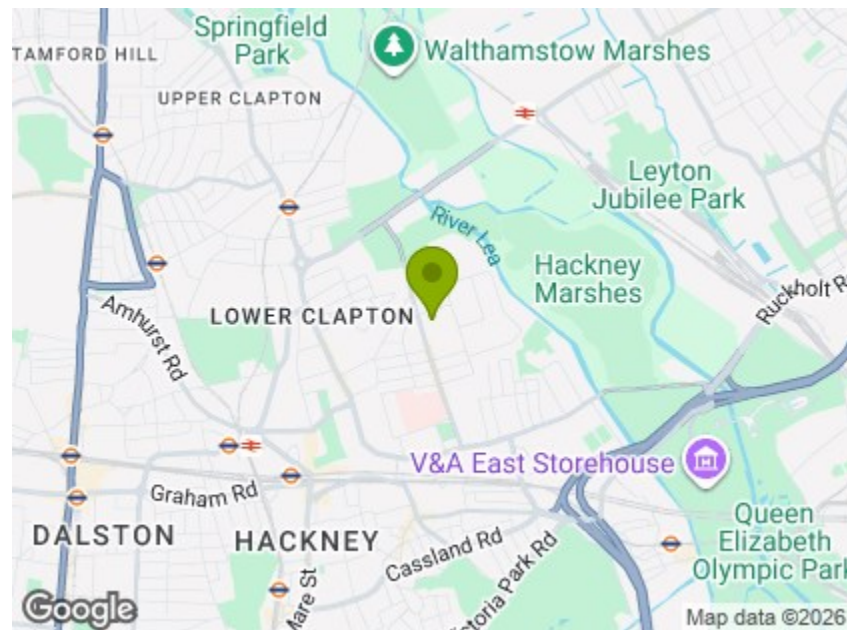


Total Area (Excluding Balcony): 46.6 m<sup>2</sup> ... 502 ft<sup>2</sup>

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	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	



## CHATSWORTH ESTATE, ELDERFIELD ROAD, £1,850 1 Bed Flat



### Features:

- Bright And Spacious One Bedroom Apartment
- Private South Facing Balcony
- Spacious Bedroom With Built In Storage
- Quiet Residential Location On Elderfield Road
- Excellent Transport Links
- Moments From Chatsworth Road's Popular Cafés, Restaurants, Bars, And Shops

A bright and spacious finished one-bedroom apartment set on the first floor of a purpose built development in Homerton, a short stroll from the buzzing amenities of Chatsworth Road. This enviable position means you've got as much access to sprawling nature as you have buzzing bars and eateries, while public transport is also excellent, putting you in easy reach of the whole capital.

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 0203 397 2222

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**E17 & E10**  
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**E18 & IG8**  
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#### IF YOU LIVED HERE...

With over 500 square feet of internal space, this home offers impressive proportions and a smart, well-balanced layout. Generous windows flood the reception room with natural light, creating a bright and airy feel, while providing plenty of space for both relaxing and entertaining. The separate kitchen is equally practical, fitted with modern appliances and ample storage units.

The bedroom is spacious and inviting, featuring thoughtfully chosen décor and useful built-in storage solutions. In the bathroom, glossy fittings create a sleek contemporary look, and you have an over-tub shower.

On warmer days, the south-facing private balcony provides the perfect spot to relax and enjoy the sunshine.

As for the area, while Elderfield Road is leafy and residential, you've got some of East London's top rated amenities right on your doorstep - in fact, Chatsworth Road is so popular, it attracts visitors from across the capital and beyond. You've even got one of London's coolest movie theatres, the Castle Cinema, mere minutes away - grab a drink at the bar there and enjoy one of the latest flicks without worrying about the schlep home. Or take a short stroll to Lower Clapton Road, where you'll find even more action, from the dim sim institution My Neighbours the Dumplings to the much lauded Vietnamese Hai Cafe. As well as these much-loved haunts, you'll find exciting new ventures constantly cropping up and keeping you on your toes, so exploring will never get boring.



#### WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as Millfields Park and Hackney Marshes, Victoria Park is accessible on foot, and home to some internationally renowned festivals including All Points East Festival and Field Day.
- Transport is plentiful in this area with some excellent bus routes nearby, as well as Homerton station, which is served by the Overground route, where you can easily access the tube at Stratford or Highbury and Islington.
- You've got a brilliant choice of local takeouts, but surely unpacking calls for a delivery from YardSale Pizza - one of our favourites.

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