

Kitchen/Lounge/Diner  
14'4" x 22'3"

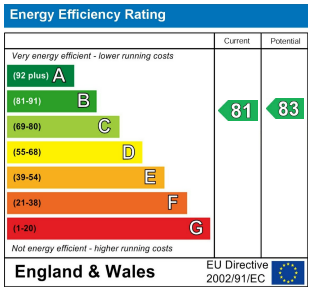
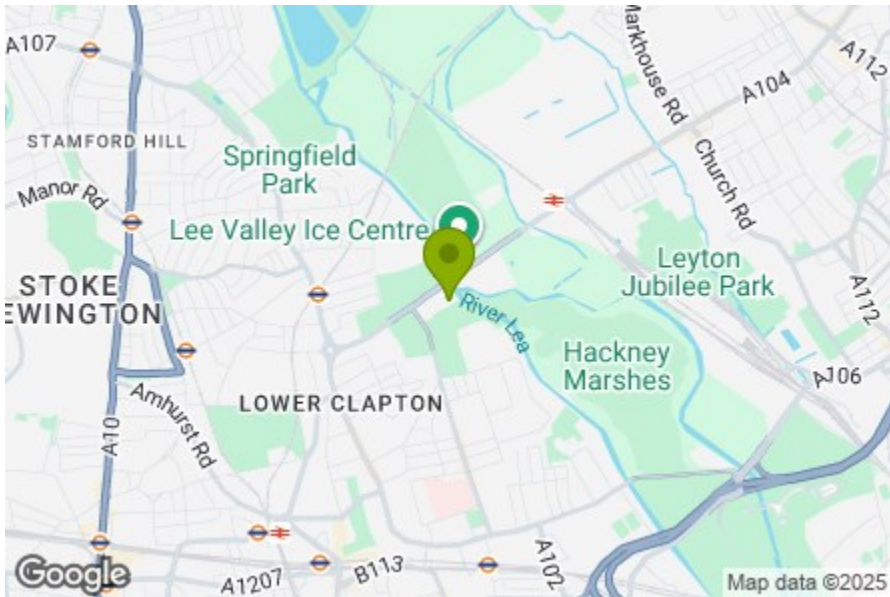
Bedroom  
9'11" x 13'6"

Bathroom  
5'6" x 7'2"

Storage

Total Area: 50.8 m² ... 547 ft²

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.



## LEA BRIDGE ROAD, CLAPTON

Offers In Excess Of £350,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom Apartment
- Second Floor
- Canalside Location
- Moments from Millfields Park
- Short Walk to Clapton Station
- Open Plan Layout
- Approx 547 Square Foot

Set on the second floor of a striking eco-friendly development, this smart one-bedroom apartment offers 547 sq ft of well-designed space in one of Hackney's most desirable pockets. Just moments from the ever-evolving Chatsworth Road with its cafés, bars, independent shops, and Sunday market, you'll also have the River Lea and Millfields Park right on your doorstep. For bigger adventures, the Lea Valley Nature Reserve opens up opportunities for running, cycling, canoeing, horse riding, and even ice-skating. Commuting is straightforward too; Clapton Station is nearby, with direct trains to Liverpool Street in around 12 minutes.

Inside, the apartment is bright, well-presented, and easy to maintain. Whether you're a first-time buyer, an investor seeking strong rental appeal, or looking for a well-located pied-à-terre, this home offers both practicality and lifestyle in equal measure.

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#### IF YOU LIVED HERE...

Step inside and you're immediately met with a practical touch with a double-door storage cupboard, perfectly placed for coats, shoes, or the things you want neatly out of sight. Opposite, the bathroom sets a stylish tone: sandstone tiling wraps around a bath-and-shower combination, complete with a ceiling-mounted rain shower for a sleek, modern finish. A wide mirror above a handy shelf keeps grooming essentials within easy reach, while recessed spotlights provide bright, even lighting.

The 22 ft open-plan kitchen and reception room is filled with natural light from a large southwest-facing window that keeps the space bright well into the evening. The kitchen runs along the back wall in a smart mix of glossy white wall units and wood-fronted base cabinets with integrated appliances, creating a streamlined look. With the working area tucked neatly to one side, the rest of the room is left free for flexible dining and lounging layouts. Warm oak flooring runs throughout, softening the modern design and tying everything together.

The double bedroom continues the calm, understated feel. A floor-to-ceiling window brings in plenty of daylight, while soft carpet underfoot adds comfort. A recessed alcove provides a ready-made space for a wardrobe, keeping the room uncluttered and practical without sacrificing floor space.

#### WHAT ELSE?

Paradise Park is moments from excellent transport connections. A bus link allows for swift access to Hackney Central and beyond, whilst Clapton Overground offers direct links to transport hubs including Stratford and Highbury & Islington.

Chatsworth Road is a lively Hackney hub, mixing independent cafés, restaurants, and shops with everyday essentials. It's popular Sunday market brings fresh produce, street food, and artisan stalls, giving the street a vibrant, village-like feel at the heart of East London.

Millfields Park in Hackney is a much-loved green space that blends wide open fields with woodlands, meadows, and riverside walks along the Lea Navigation. Equipped to appeal to all ages, with multiple playgrounds, tennis and basketball courts, a football pitch, cricket ground, and even an outdoor gym.



#### A WORD FROM THE OWNER...

"Our flat is perfectly positioned near Chatsworth Road, with its array of coffee shops, fab French deli, and independent little shops. Just a stroll away from Millfields Park and Hackney Marshes, you can enjoy scenic walks along the canal and summer hangouts at the Princess of Wales pub. Commutes are easy from Lea Bridge station (5-minute ride to Stratford) or Clapton Overground (quick journey to Liverpool Street). The Paradise Park community is warm and welcoming, with friendly and helpful neighbours. We've loved our time here, but are moving out further east to be near Epping forest."

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