



Lea Bridge Road, Hackney, E5 9UB

Offers In Excess Of £450,000



** STUNNING 2 BED 2 BATH CANALSIDE APARTMENT IN HACKNEY. ALMOST 900 SQ FT **

* VIRTUAL TOUR ONLINE *

OC Homes are delighted to offer for sale this larger than average, superb two bed, two bath apartment in Paradise Park, set on the ground floor of the sought after gated development next to the River Lea and Millfields Park. The property is ideal for first time buyers or buy to let investors, boasting great light and space throughout with lovely views of the park from the reception room. Inside this bright and spaciouly designed apartment boasting 880 sq ft, the accommodation comprises; an open plan reception room with modern kitchen and private balcony, two double bedrooms with the master bedroom boasting en-suite shower room and three piece bathroom suite. The property also boasts an allocated underground car parking space and the service charge is inclusive of heating and water, reducing the cost of other utility bills.

Paradise Park is by the banks of the River Lea which lead to Springfield Marina and Park (to the north) and Hackney Marshes and the Olympic Park (to the south). There is easy access to the local amenities of Clapton and Hackney, including the vibrant Chatsworth Road with its cafes, restaurants and Sunday market. Clapton Station (Overground) located nearby will take you into Liverpool Street in under 15 minutes giving further links into the City and West End. Lea Bridge Station which is located nearby provides fast access to Stratford International. To arrange a viewing please call the OC Homes sales team now.

- 2 BED 2 BATH APARTMENT
- PRIVATE BALCONY
- CANAL SIDE DEVELOPMENT
- CORNER PLOT - PARK FACING
- 880 SQ FT
- UNDERGROUND PARKING
- LOTS OF LOCAL AMENITIES
- CHAIN FREE

Viewing

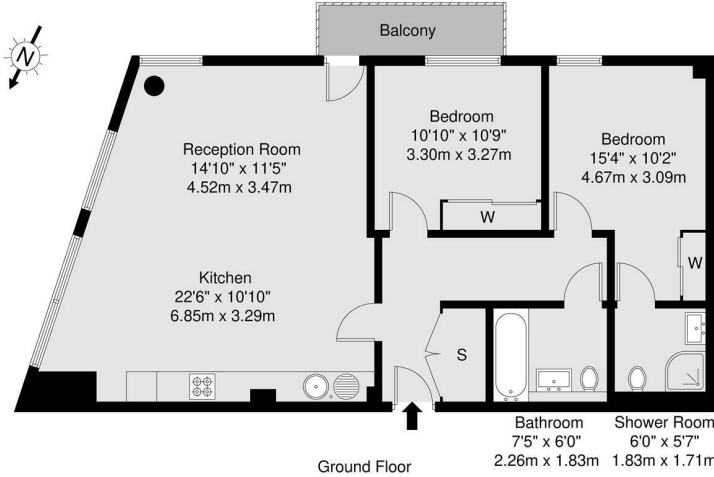
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Paradise Park, Lea Bridge Road, E5

GROSS INTERNAL AREA
81.8 sq m / 880 sq ft



GROSS INTERNAL AREA (GIA)
81.8 sq m / 880 sq ft

TOTAL STORAGE SPACE
3.2 sq m / 34 sq ft

EXTERNAL STRUCTURAL FEATURES
Balcony, Terrace, Woodwork etc.
3.5 sq m / 39 sq ft

RESTRICTED HEAD HEIGHT
(See location on floor plan)
0.0 sq m / 0.0 sq ft

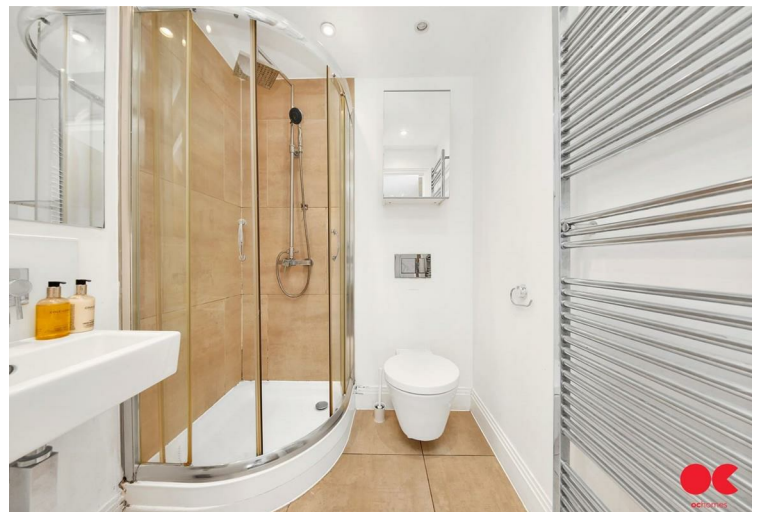
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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