



## Lea Bridge Road, Hackney, E5 9UB Offers In Excess Of £450,000



\*\* STUNNING 2 BED 2 BATH APARTMENT WITH CANAL VIEWS IN HACKNEY \*\*

\* VIRTUAL TOUR ONLINE \*

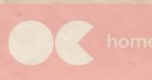
OC Homes are delighted to offer for sale this stunning two bed, two bath apartment in Paradise Park, set on the first floor of the sought after gated development next to the River Lea and Millfields Park. The property is ideal for first time buyers or buy to let investors, boasting great light and space throughout with lovely views over the canal from the reception room. Inside this bright and spaciouly designed apartment the accommodation comprises; an open plan reception room with modern kitchen and Juliette 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.

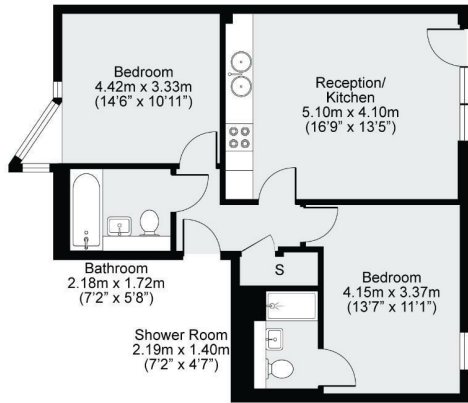
Paradise Park is by the banks of the River Lea which lead to Springfield Marina and Park (to the north) and Hackney Marshes and the Olympic Park (to the south). There is easy access to the local amenities of Clapton and Hackney, including the vibrant Chatsworth Road with its cafes, restaurants and Sunday 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.

- TWO BEDROOM APARTMENT
- DIRECT CANAL VIEWS
- UNDERGROUND PARKING
- EXCELLENT TRANSPORT LINKS
- SOUGHT AFTER LOCATION
- SUPERB CONDITION THROUGHOUT

### 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.





First Floor



GROSS INTERNAL AREA  
The footprint of the property  
62.5sqm / 672.7sqft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.1sqm / 11.8sqft

EXTERNAL STRUCTURAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0sqm / 0.0sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0sqm / 0.0sqft

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

Maison  
VUE

Energy Efficiency Rating

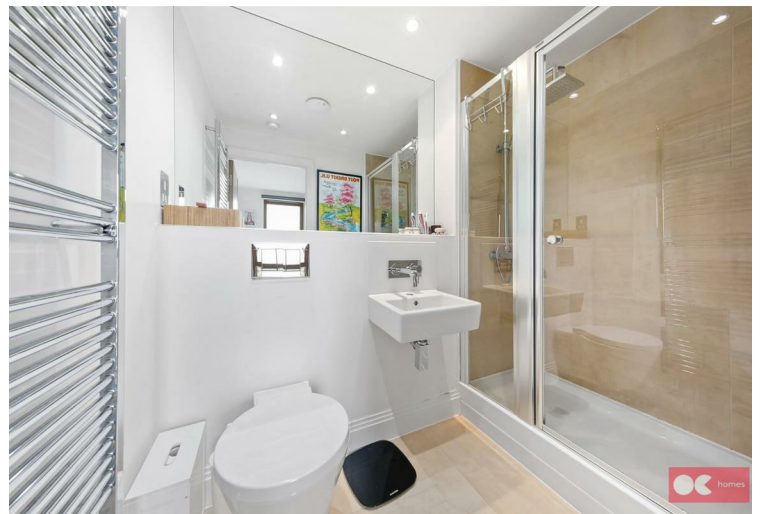
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	81	82

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 <sub>2</sub> emissions		
Current	81	82

England & Wales EU Directive 2002/91/EC

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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.