



Lea View House, Springfield, E5 9EA

£349,950

Leasehold

Castles

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This light and bright two-bedroom apartment is situated on the fourth floor of a small block with speedy transport links nearby taking you straight into the City. An ideal first home, this spacious apartment is in great condition throughout and also benefits from a large communal garden. At over 620 sq. ft., this purpose-built apartment comprises; a modern fitted eat in kitchen, a spacious master bedroom and second bedroom/office, a well finished bathroom suite and a large reception room. Lea View House is excellently located opposite the popular Springfield Park and nature reserve which is a fantastic picnic spot in the summer and you can pick up the river's tow path, leading down to the newly opened Here East, Crate and Howling Hops brewery. The tranquil River Lea is also a short walk away overlooking Walthamstow Marshes. Clapton Station (Overground) is close by and offers direct links into London Liverpool Street and onto the Victoria line (at Walthamstow Central), making commutes into the City and Central London swift and simple.

What the Owners say - A lovely light and airy flat with views over Springfield Park.

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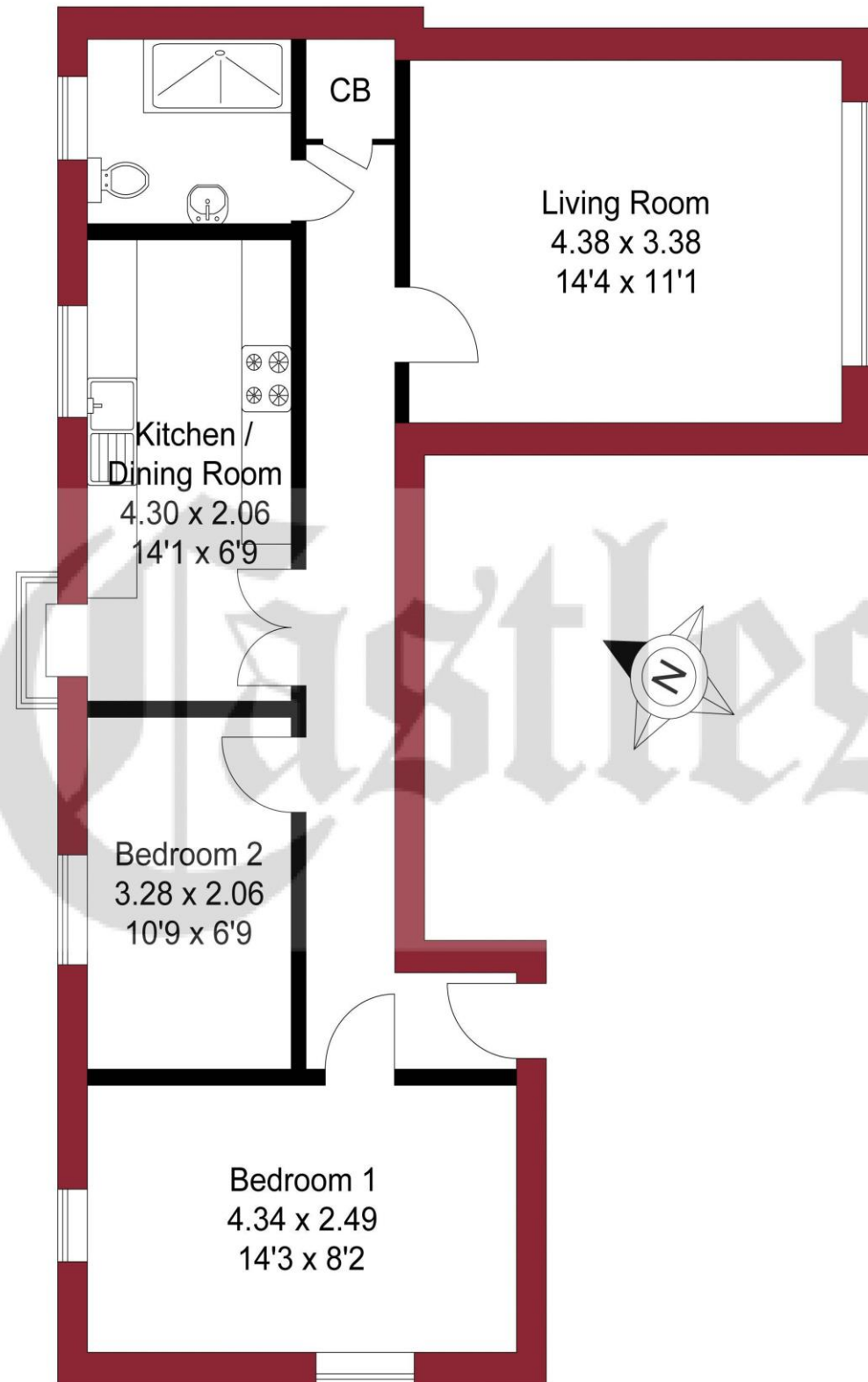
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APPROXIMATE GROSS INTERNAL AREA
57.98 sqm / 624.09 sqft)



FOURTH FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

An overview of the area

Lower Clapton

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

Transport

The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).

Property Information:

Tenure – Leasehold

Tenure Arrangement - 83 years

Service Charge - £166.59 pcm

Ground Rent - £10 pa

Council Tax – B

EPC - D 59, 64

Internet Speed: unknown

How old is the boiler- tbc Last Serviced- tbc

Location of the stopcock – tbc

Building and Appliance Warranties and Guarantees - None

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