

# Castles



ASKING PRICE

**£395,000 Leasehold**  
**Paradise Park, Lea Bridge Road**

London, E5 9UB

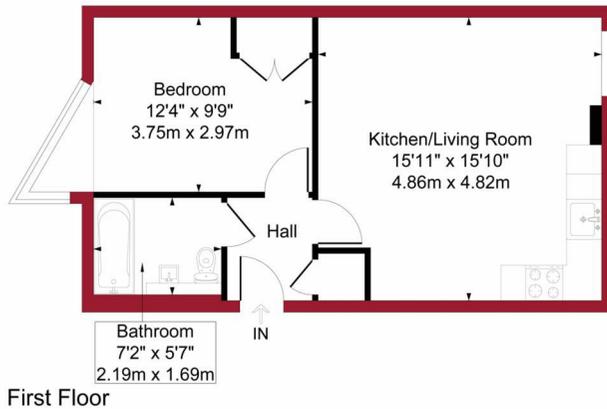
Castles

## PROPERTY SUMMARY

Castles Hackney are delighted to offer for sale this beautifully presented one-bedroom apartment, set on the first floor of the highly sought-after gated development, Paradise Park. Ideally positioned beside the River Lea and Millfields Park, this spacious and light-filled home offers a peaceful yet well-connected setting perfect for first-time buyers. The apartment features a bright open-plan reception room with a modern fitted kitchen and pleasant views. The generously sized bedroom provides a quiet and comfortable retreat, complemented by a contemporary bathroom finished to a high standard. The property also benefits from allocated secure parking. Paradise Park is set within beautifully landscaped communal grounds and provides direct access to the River Lea towpath perfect for scenic walks, runs, or cycling. The development sits between Springfield Park and Hackney Marshes, offering expansive green spaces, sports facilities, and nature reserves ideal for outdoor enthusiasts. Just a short walk away lies Chatsworth Road, one of Hackney's most vibrant and desirable areas, with an excellent selection of independent cafés, artisan bakeries, restaurants, and pubs, along with boutique shops and everyday conveniences. The popular Sunday market brings together local producers, vintage stalls, and street food, creating a lively community atmosphere. Nearby Lower Clapton Road and Mare Street offer further shopping and dining options, along with essential services such as supermarkets and gyms. Cultural landmarks including Hackney Picturehouse, Hackney Empire, and local galleries are all within easy reach. Transport connections are excellent. Clapton Overground Station is within walking distance, providing swift access to Liverpool Street in under 15 minutes. Lea Bridge Station is also nearby for quick links to Stratford International and beyond. This well-located home with allocated secure parking perfectly combines tranquillity with urban convenience.







First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



### Transport

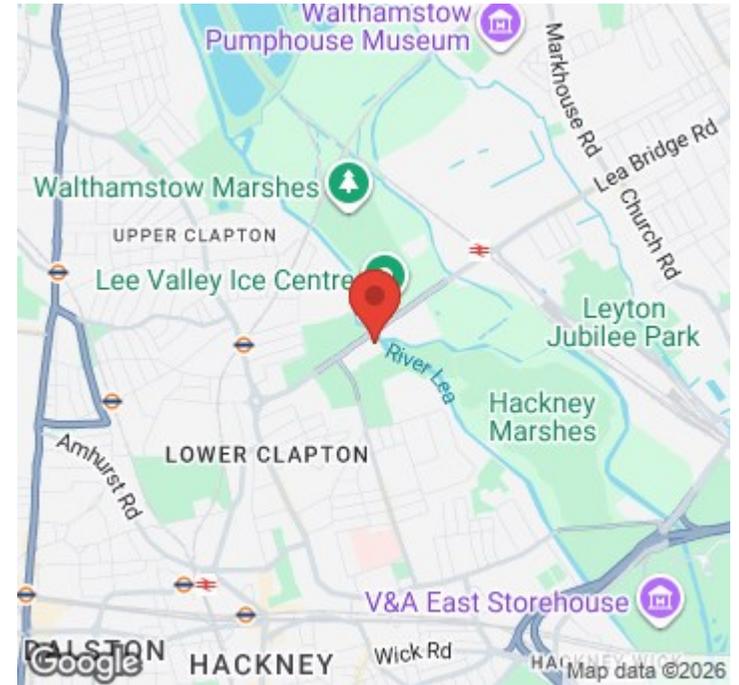
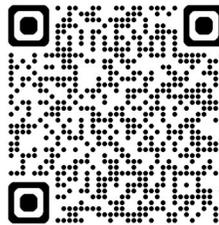
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

### 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).



Flat

Leasehold

**Council:** Hackney

**Council Tax Band:** C

**Lease Remaining:** 106 yrs

**Service Charge:** £2,604.00 pa

**Ground Rent:** £175.00pa

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

44 Lower Clapton Road  
Hackney  
London  
E5 0RN

### OFFICE DETAILS

020 8985 0106  
hackney@castles.london  
<https://www.castles.london/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		81	81
(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	