



## Leaside Road, , London, E5 9LU

- Chain Free
- Two Bedrooms
- Parking
- Top Floor
- Good Condition
- Close to Local Parks and Marshes

Price £375,000

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# Leaside Road, , London, E5 9LU - Price £375,000

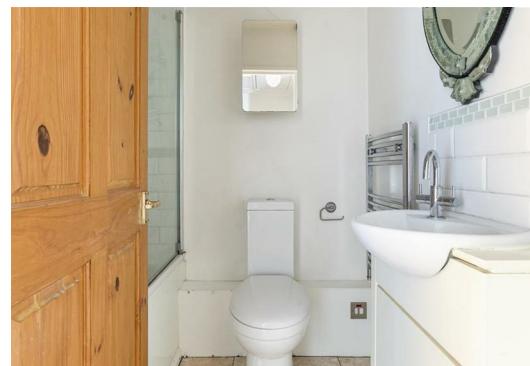
## DESCRIPTION

This delightful two bedroom, third (top) floor apartment is ideally placed within a small purpose built development only moments away from the River Lea.

Available to view by appointment only, the property comprises semi open plan kitchen reception room, master bedroom, guest bedroom, storage, bathroom, allocated off street parking, the property is only moment away from the river tow-path with stunning views across Walthamstow marshes.

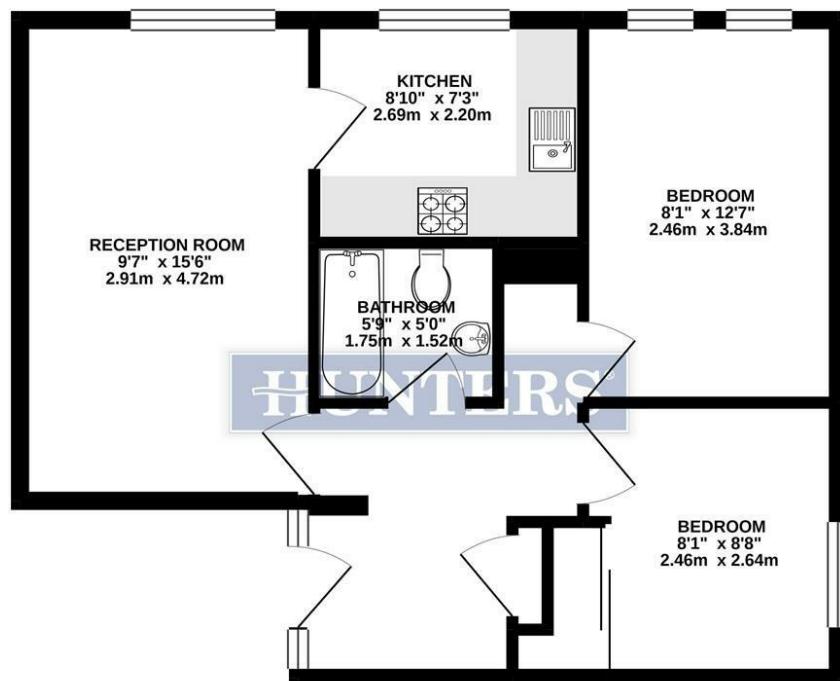
Leaside Road is a private residential development located moments from the many bars, restaurants and coffee houses of Chatsworth Road whilst the wide-open spaces of Millfields park and Springfield park are also located close by.

Transport links include, Clapton Station (Overground) and a variety of bus routes into The City and West End.





TOP FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq ft. (47.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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, appliances and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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