



# LOVE LIVING

HACKNEY



Almond court Woodmill Road, London, E5 9GA

£2,250





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# Almond court Woodmill Road

London, E5 9GA

- Two bedrooms
- Private allocated parking
- Close to the River Lea and Millfields park
- Two balconies
- Modern apartment
- Excellent transport links

## The Home -

Moments from Millfields park and close to the picturesque River Lea, Almond Court has Two bedrooms, private allocated parking and offers luxury living with a high-spec fully integrated kitchen and bathroom, a spacious reception with floor to ceiling windows opening up onto a large balcony. The main bedroom benefits from its own private balcony and built in storage.



## The Outdoors

Opening out from the living room via floor to ceiling doors, the large balcony offers a lovely tranquil space and flows seamlessly from the main reception room. The main bedroom also has its own private balcony. Behind Almond court to the rear is a private allocated parking space.

## Loving the location

Almond Court sits in one of the most exciting green areas in London - The Lee Valley Park, regional sports centres, urban green spaces, heritage sites, country parks and nature reserves provide a unique leisure experience for everyone. Whether its athletics, golf, horse riding, ice skating, Canoeing, Rowing, Cycling or simply exploring the countryside the Lee Valley Region is a hidden gem just waiting to be discovered. Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes and offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. The





Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Blok gym is a few minutes walk away. Clapton train station is within walking distance offering a direct 12 minute journey into Liverpool Street. Night buses also serve the area well offering an easy commute into Islington, Holborn, Shoreditch and Oxford Circus.

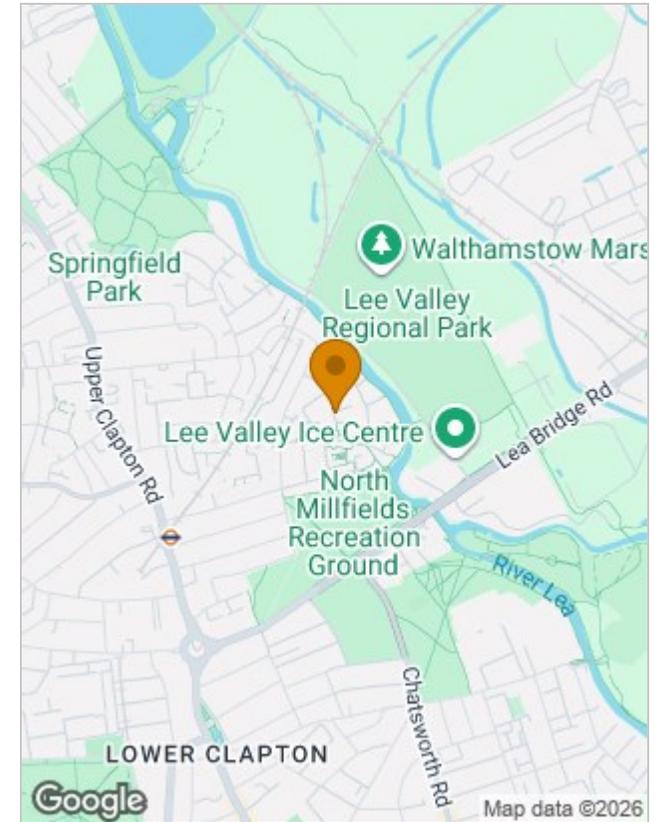




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.