



# LOVE LIVING

HACKNEY



158 Riverside Close, London, E5 9ST

£375,000



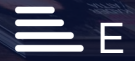
1



1



1



E



£375,000

# 158 Riverside Close

London, E5 9ST

- Riverside development moments from the River Lea
- Private landscaped terrace/ L shape garden
- Open-plan living, dining and kitchen space
- Large glazed doors bringing in excellent natural light
- Spacious bedroom with fitted wardrobes
- Contemporary bathroom with full-size bath
- Walking distance to Millfields Park and Walthamstow Marshes
- Easy access to Clapton Station and Chatsworth Road
- Allocated parking

## The Home

A smart ground floor apartment in Riverside Close, with a private, L shaped garden that gives the home far more outside space than is typically found at this level. The plan is simple and well used: a wide open plan kitchen and living area, a separate double bedroom, a bathroom, useful hallway storage and direct access out to the garden. The apartment has been improved throughout, including a full redecoration in Dulux paints, the replacement of all white plastic switches and sockets with brushed steel fittings, a new hot water tank installed within the last six months, modern Bluetooth-controlled electric radiators, a new electric shower and substantial improvements to the property's water pressure. The apartment also comes with allocated parking.

Riverside Close sits close to the River Lea, Millfields Park and the open green stretches of the Hackney Marshes, while Clapton's cafés, pubs and local shops are within easy reach. It is a practical, well-connected East London base with a quieter, greener feel.



## The Indoors

A long entrance hallway creates a welcome sense of separation between the living and sleeping areas, while also providing valuable built-in storage. Beyond, the apartment opens into a spacious open-plan kitchen, dining and living room measuring with large sliding patio doors that frame views of the garden and draw natural light deep into the space throughout the day. The room comfortably accommodates distinct areas for relaxing, dining and working from home, with ample space for a dedicated study or creative setup. The kitchen is arranged along one wall and includes a Hoover fridge, Beko oven, Lamona glass-top electric hob and Logik washing machine, all integrated into a practical and sociable layout. The bedroom is a well-proportioned double with fitted mirrored wardrobes and space for additional furniture. Adjacent is a neatly presented bathroom with a full-size bath, overhead shower, vanity storage and recently upgraded electric shower.

## The Outdoors

The private terrace, accessed directly from the living space through full height glazed doors. Framed by established planting and climbing greenery, it feels unexpectedly secluded and sheltered. There is ample space for outdoor seating, dining and container planting, making it a natural extension of the apartment during warmer months. The surrounding development is well maintained and enjoys a peaceful setting close to the river, offering a balance between city living and access to open green space.



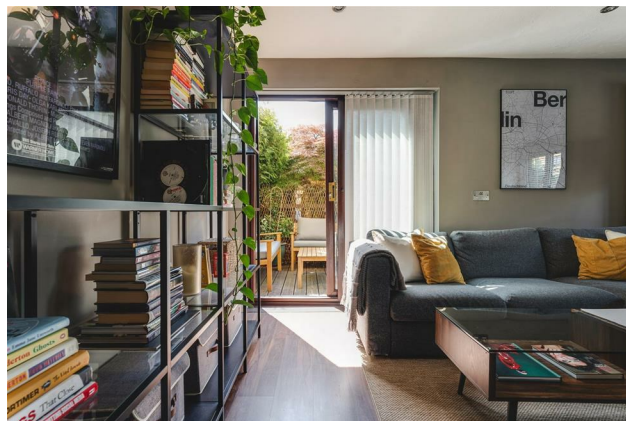


## Loving the Location

The immediate area has a fantastic offering of places to eat and drink, notably the Crooked Billet which has a fantastic garden area in the summer months, and the Princess of Wales with its riverside terrace. A 10 minute walk away is a 24/hr health and general food shop - World Foods, that includes an on-site butchers. Sodo pizza, and a great coffee shop Mosaic is also a 10 minute walk away. 107, Charles Artisan Bread and My Neighbours The Dumplings on nearby Lower Clapton Road. A short walk to the west is Stoke Newington with all it has to offer. The weekly food market on Chatsworth Road is easily reached in around 15 minutes by foot and Hackney Picture House, London Fields Lido and the Grade-II\* listed St John at Hackney, an 18th-century chapel and live music venue, are also nearby.

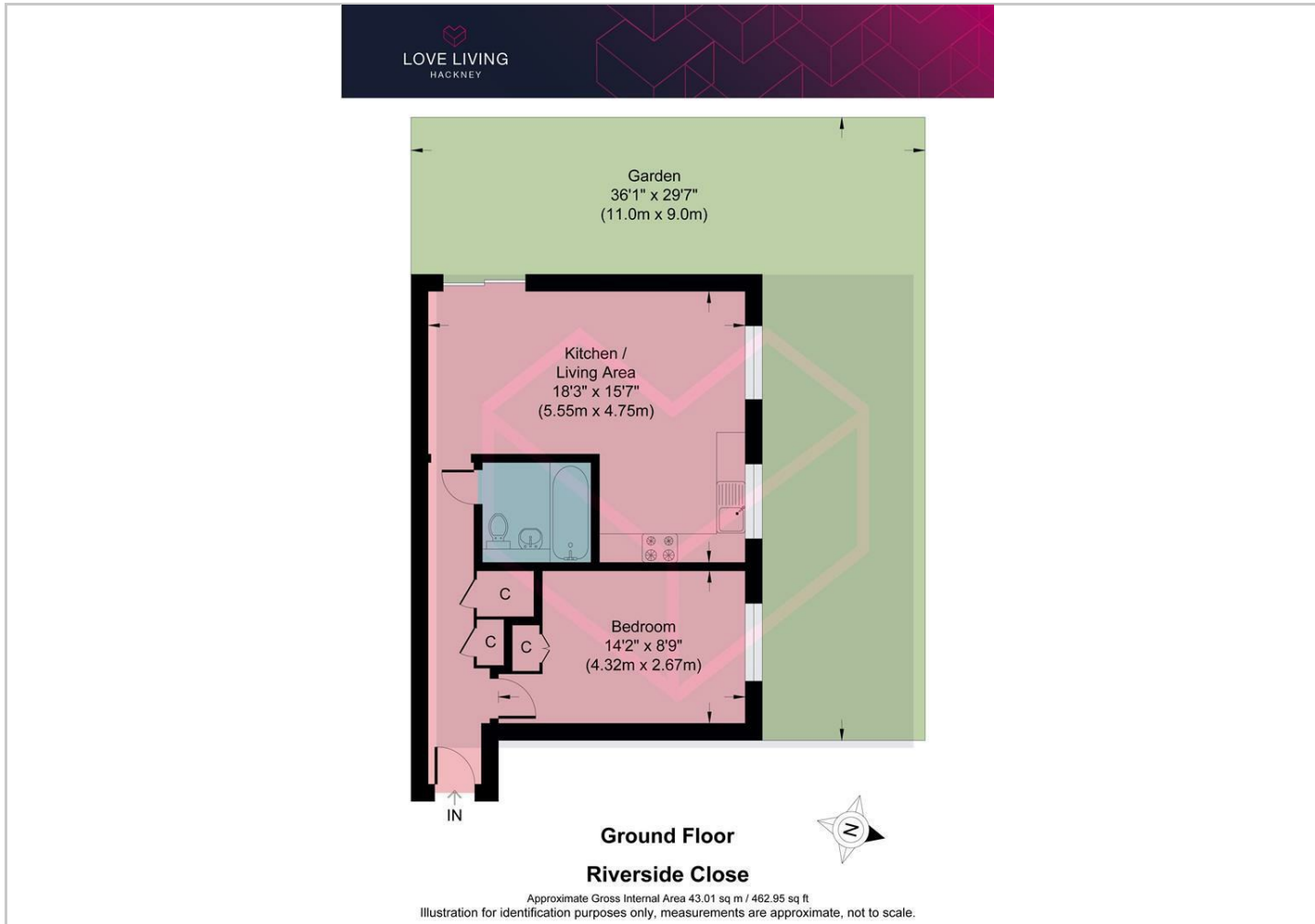
For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield Park, Markfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest within 20-30 minutes.

For transport, Clapton station is a short walk away and you can be in Liverpool Street in 12 minutes. There are also plenty of good bus connections nearby offering routes to the city and West End.

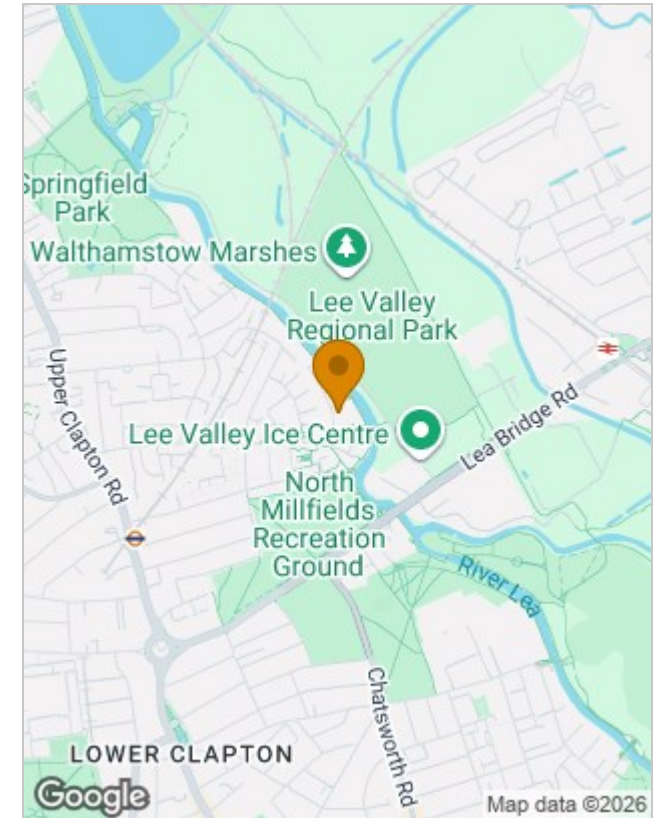




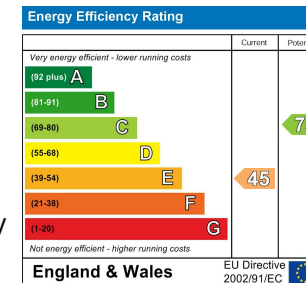
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.