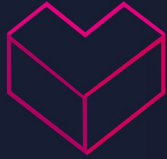


LOVE LIVING



Limehouse lodge Harry Zeital Way, Hackney, E5 9RN

Guide price £300,000





Limehouse lodge Harry Zeital Way

Hackney, E5 9RN

- Large west facing balcony
- Engineered Oak flooring
- Close to Chatsworth Road
- Millfields Park and River Lea location
- Gated allocated parking
- EWS1 certified
- Open plan
- Ideal first time buy
- Excellent transport links
- Floor to ceiling windows

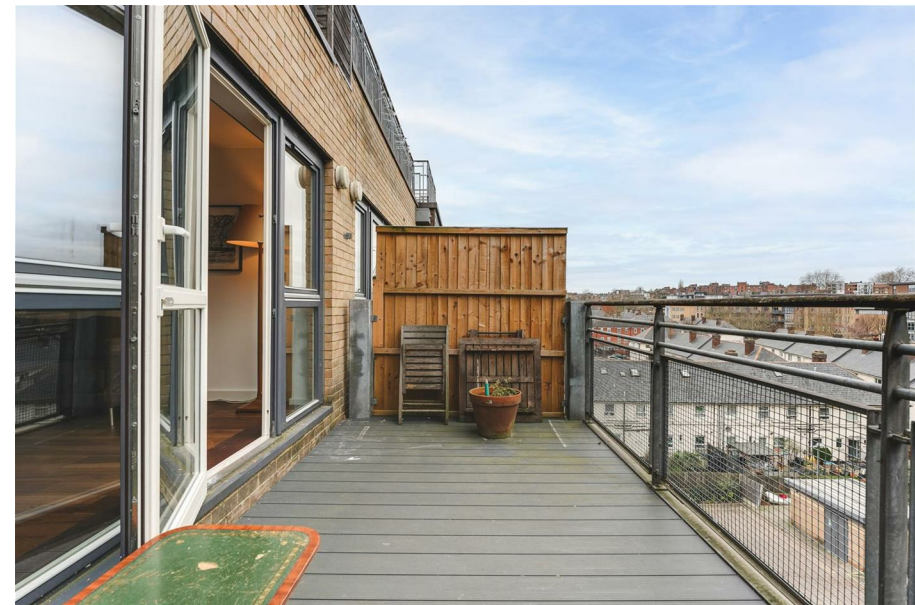
Guide price: £300,000 - £325,000

The Home -

This contemporary open plan one bedroom apartment offers flexible living space with engineered Oak flooring throughout. A private, west facing balcony, double glazed, floor to ceiling windows provide great sound insulation and energy performance plus there is gated allocated parking. Located in the ever popular Harry Zeital Way development which is nestled perfectly in the open green spaces of Millfields Park and on the banks of the River Lea. Excellent travel links are a short walk away from Clapton overground station which provides swift access to the city and beyond. Chatsworth Road with its fine array of cafes, restaurants and shops is close by, plus many local pubs including the ever popular Princess of Wales on the banks of the River Lea.



Guide price £300,000



The Indoors

As you enter the apartment there is a storage cupboard and newly installed engineered Oak flooring underfoot. The open plan reception room and kitchen has double glazed, floor to ceiling windows that allow the natural light to radiate through the living space. The large, west facing balcony opens out off the reception room giving a sense of indoor/outdoor living. The kitchen is well stocked with cupboard space, worktops, oven, hob, dishwasher and a brand new Hisense full size fridge freezer.

The double bedroom has more Oak flooring underfoot, a double glazed window and plenty of space for wardrobes. The part tiled bathroom has a bath with shower attachment, hand basin with mirror above and W.C.

The Outdoors

The large, west facing balcony has no other balconies above and therefore enjoys uninterrupted afternoon/evening sun. Composite decking boards span the entire balcony.

Loving the location

Limehouse Lodge is nestled in the heart of Millfields Park. Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes 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. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar P. Franco are all nearby in Lower Clapton. The Princess of Wales is a classic local favourite pub. 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.

For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield 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 with 20-30 minutes.

The closest stations are Clapton overground and Hackney Downs, which offers direct lines to Liverpool Street in under ten minutes. Hackney Central offers lines to Stratford and, Highbury & Islington.





Floor Plans



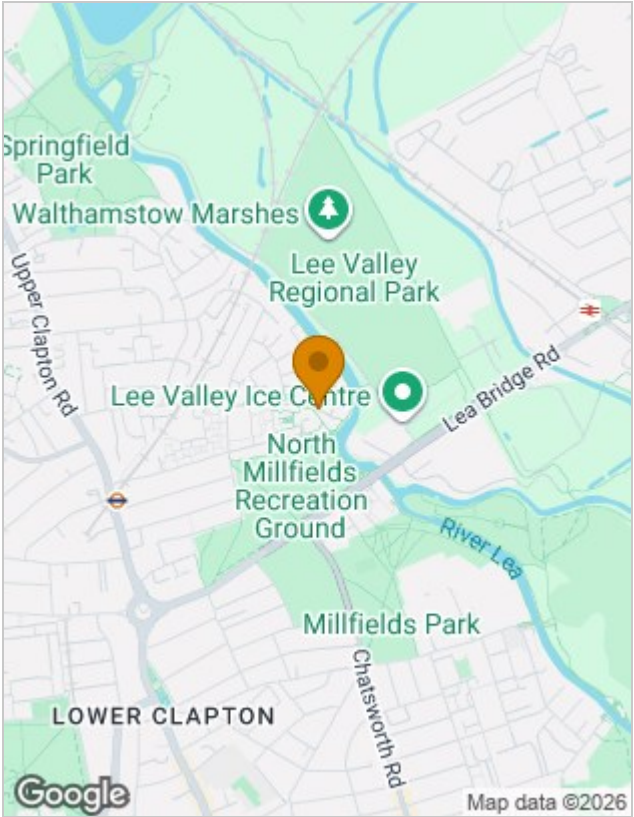
Viewing

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.

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Location Map



Energy Performance Graph

