



LOVE LIVING
HACKNEY



41 Lealand road, London, N15 6JS

£1,200,000





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- Three storey house
- Three reception rooms
- Double glazing
- Stamford Hill location
- Five bedrooms
- Three bathrooms
- Rear garden

The Home -

This three storey family home has five bedrooms, three reception rooms, three bathrooms and a utility area. The modern finish compliments the large living space which stands at over 1,550 square feet. The loft has been converted and the rear garden has space for a workshop/shed. Lealand Road is perfectly located between Stamford Hill and South Tottenham overground stations, providing swift access to the city and beyond.



The Indoors

Entered via the double glazed front door, the hallway has plenty of space for coats and shoes. To your left there is the first of the reception rooms where there is a fireplace and a double glazed window. Next to this room is another separate reception room which has an upright radiator and a doorway leading to the dining room, the handy dining room has space for a table and chairs and at the end of this room there is a utility area, a separate WC and doors leading to the garden. The kitchen is well stocked with plenty of cupboard space and work surfaces, a gas hob and a double glazed window.

On the first floor we have a family bathroom with a bath with shower attachment, hand basin, WC and a double glazed window. The principle bedroom is very large and has two double glazed windows and comes with an en-suite equipped with a WC, hand basin, shower and double glazed window. Also on the floor is another bedroom with a double glazed window. Up on the second floor there are three further double bedrooms and another bathroom which has a WC, hand basin and shower.





The Outdoors

The rear garden is paved and has space for a shed/workshop

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Loving the Location

Lealand Road is ideally situated near Markfield Park and the picturesque River Lea. Cycle along scenic routes to Olympic Park or Tottenham Hale, and explore the renowned Walthamstow Wetlands.

The Stamford Hill neighborhood is a delight for foodies, with a wealth of artisanal coffee shops, craft breweries, and independent restaurants. Stoke Newington Church Street, renowned for its independent boutiques and dining establishments, is just a short bus or cycle ride away and is full of artisan coffee shops and smart cafés every few yards including Caffeine London; The Good Egg; The Blue Legume; The Green Room and The Last Crumb Café. There is a wide choice of restaurants including Franco Manca chain pizzeria; Fanny's Kebabs, now with three branches; Spanish restaurant Black Pig with White Pearls; The Haberdashery for brunch and lunch; Yum Yum, a long-standing modern Thai restaurant in a fine Georgian house.

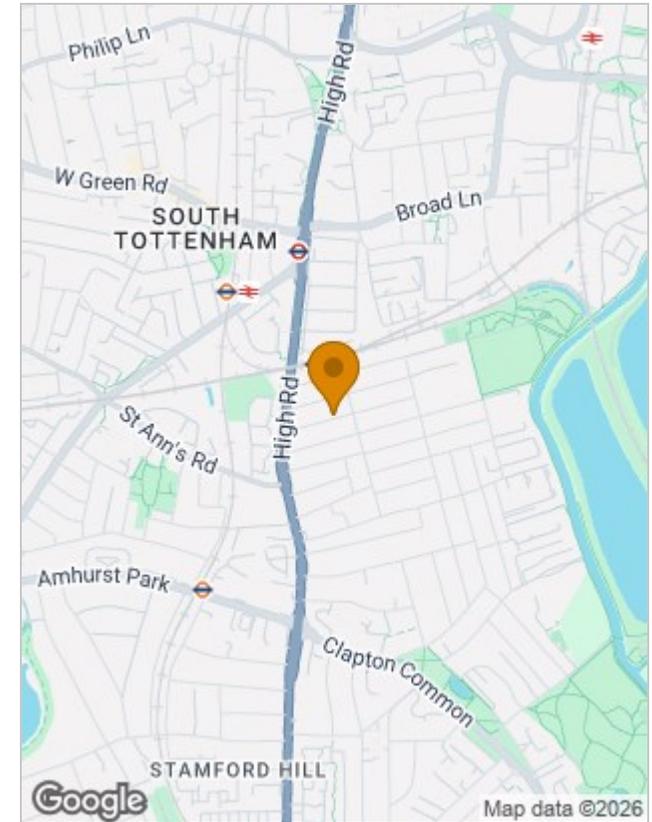




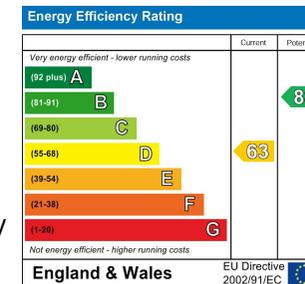
Floor Plans



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.

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