



Limehouse lodge Harry Zeital Way, London, E5 9RN

Offers in excess of £750,000



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# Limehouse lodge Harry Zeital Way

London, E5 9RN

- Top floor three-bedroom penthouse apartment
- Exceptional 29 ft west facing private roof terrace
- Far-reaching views across the River Lea, Millfields Park, Walthamstow Marshes, the Olympic Park and Canary Wharf skyline
- Floor-to-ceiling glazing and excellent natural light
- Secure gated private underground parking
- Approximately 854 sq ft / 79.36 sq m
- Additional balcony off the main bedroom
- Open-plan living, dining and kitchen space measuring over 21 ft
- Walking distance to Clapton overground

## The Home -

Occupying the top floor of Limehouse Lodge, this three-bedroom penthouse apartment is defined by its exceptional outdoor space and far-reaching views across the River Lea, Millfields Park and Walthamstow Marshes. Extending to over 850 sq ft internally, the apartment unfolds around a dramatic open-plan living space with full-height glazing and direct access to a remarkable private west facing roof terrace measuring almost 30 ft in length, plus a separate balcony off the principal bedroom. Rarely do apartments of this scale offer such a seamless connection between indoor and outdoor living, particularly with uninterrupted views over water, mature trees and the London skyline beyond. Swift access to the city and central London is easy with Clapton overground a short walk away, plus secure- gated underground private parking space is a real bonus.



## The Indoors

The apartment is arranged across a single floor and has been thoughtfully updated to create a calm, contemporary home. At its centre sits a substantial open-plan reception, kitchen and dining room spanning over 21 ft in width. Floor-to-ceiling glazing wraps the living area, drawing in natural light throughout the day and framing views across the terrace and surrounding landscape. Sliding doors open directly onto the roof terrace, allowing the living space to spill outdoors during the warmer months.

The kitchen is finished in a restrained palette of charcoal cabinetry, pale stone-effect worktops and brushed brass hardware. Integrated appliances are neatly concealed, while ample storage and generous preparation space make it equally suited to everyday living and entertaining.

The main bedroom enjoys its own private balcony overlooking the river and benefits from an en-suite shower room finished with large-format porcelain tiling, black fittings and contemporary sanitaryware. Two further bedrooms sit quietly off the hallway and are served by a well-appointed family bathroom complete with bath and overhead rainfall shower. Both bathrooms have been recently upgraded and continue the apartment's clean, modern aesthetic.

Throughout the apartment, oversized windows, high ceilings and neutral finishes create a sense of openness, while the elevated position ensures excellent levels of privacy and natural light.

## The Outdoors





The standout feature is undoubtedly the private roof terrace. Extending to approximately 29 ft, it has been arranged as a series of distinct outdoor zones, with ample space for dining, entertaining and relaxing. Surrounded by planting and enjoying panoramic views across the River Lea, nearby parkland and the Canary Wharf skyline in the distance, it feels more akin to a rooftop garden than an apartment terrace.

A second balcony that overlooks the River Lea and Millfields Park is accessed directly from the main bedroom, providing a quieter vantage point for morning coffee or evening sunsets.

#### **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 very popular Elephant and Mambo 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.

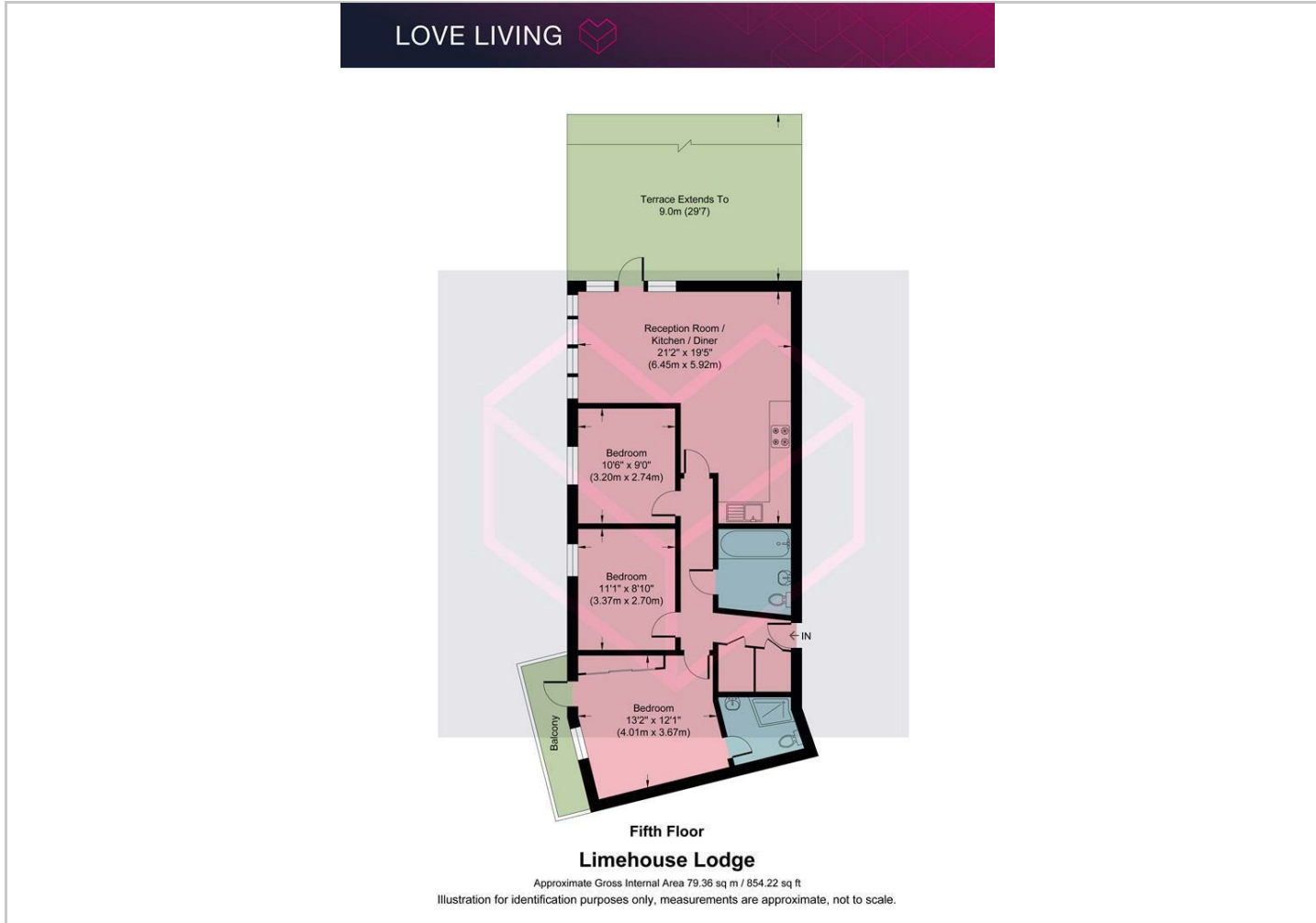
For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush 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



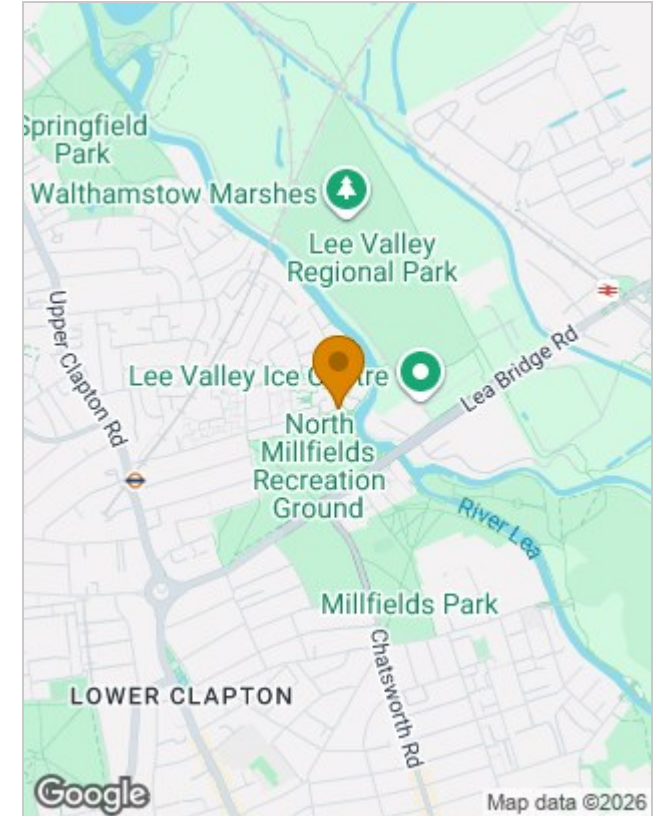
## Viewing

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

