



LOVE LIVING  
HACKNEY



Barley Court Essex Wharf, London, E5 9QQ

£585,000





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# Barley Court Essex Wharf

London, E5 9QQ

- Canal Side Living
- Private Balcony
- Adjacent to Millfields Park
- En-Suite To Main Bedroom
- Bike Storage
- Open-Plan Kitchen & Living Area
- Two Double Bedrooms
- Private Allocated Underground Parking
- Landscaped Communal Gardens
- Close to Chatsworth Road and Clapton station

## The Home -

This modern two bedroom apartment is positioned on the second floor boasting an inviting entrance hall, double built in storage cupboard with doors leading to a bright and airy open plan kitchen/reception with dining area and access to a canal side, private balcony that also overlooks Millfields Park. The property also comes with private, allocated, underground parking. The kitchen is modern with high gloss cabinetry, granite worktops, glass splashbacks and integrated appliances. Off the main hallway there are two generous double bedrooms, the master bedroom has an en-suite shower room and the main bathroom is fully fitted with mirrored cabinetry. Just a short walk away is Clapton overground station offering easy access into the city, plus the famous Chatsworth Road is close by with it's famous cafes, bars, restaurants and weekend market.

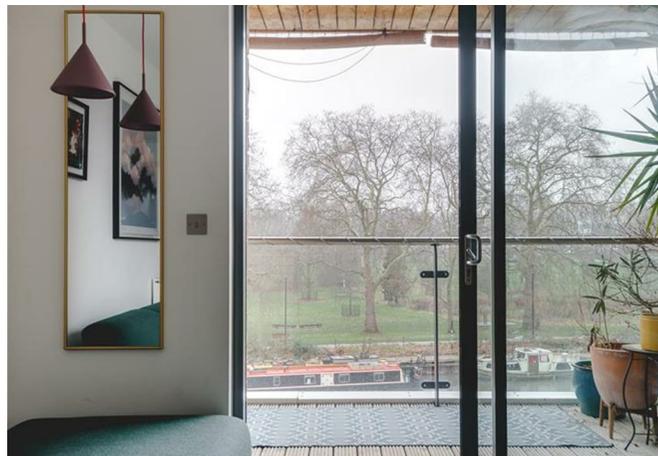


## The Indoors

As you step into this well-designed two bedroom apartment on the second floor, you are immediately welcomed by a generous entrance hall, thoughtfully equipped with excellent built in storage. Moving through, you arrive at the spacious open-plan living area, where natural light floods the space. The kitchen is seamlessly integrated into the living space, featuring sleek, modern units, glass splashbacks, and fully integrated appliances, making it as stylish as it is functional.

Two double bedrooms are positioned away from the main living area, ensuring privacy and tranquility. The principal bedroom benefits from a chic en-suite shower room, while the main bathroom is finished to a high standard with contemporary fittings and mirrored storage, completing a clean and contemporary layout throughout the apartment.

## The Outdoors





The South facing balcony can be found off the lounge and bedroom with views over the River Lea and Millfield's Park. Additionally the property boasts a fantastic landscaped communal garden situated right next to the water, perfect for picnics and evening drinks.

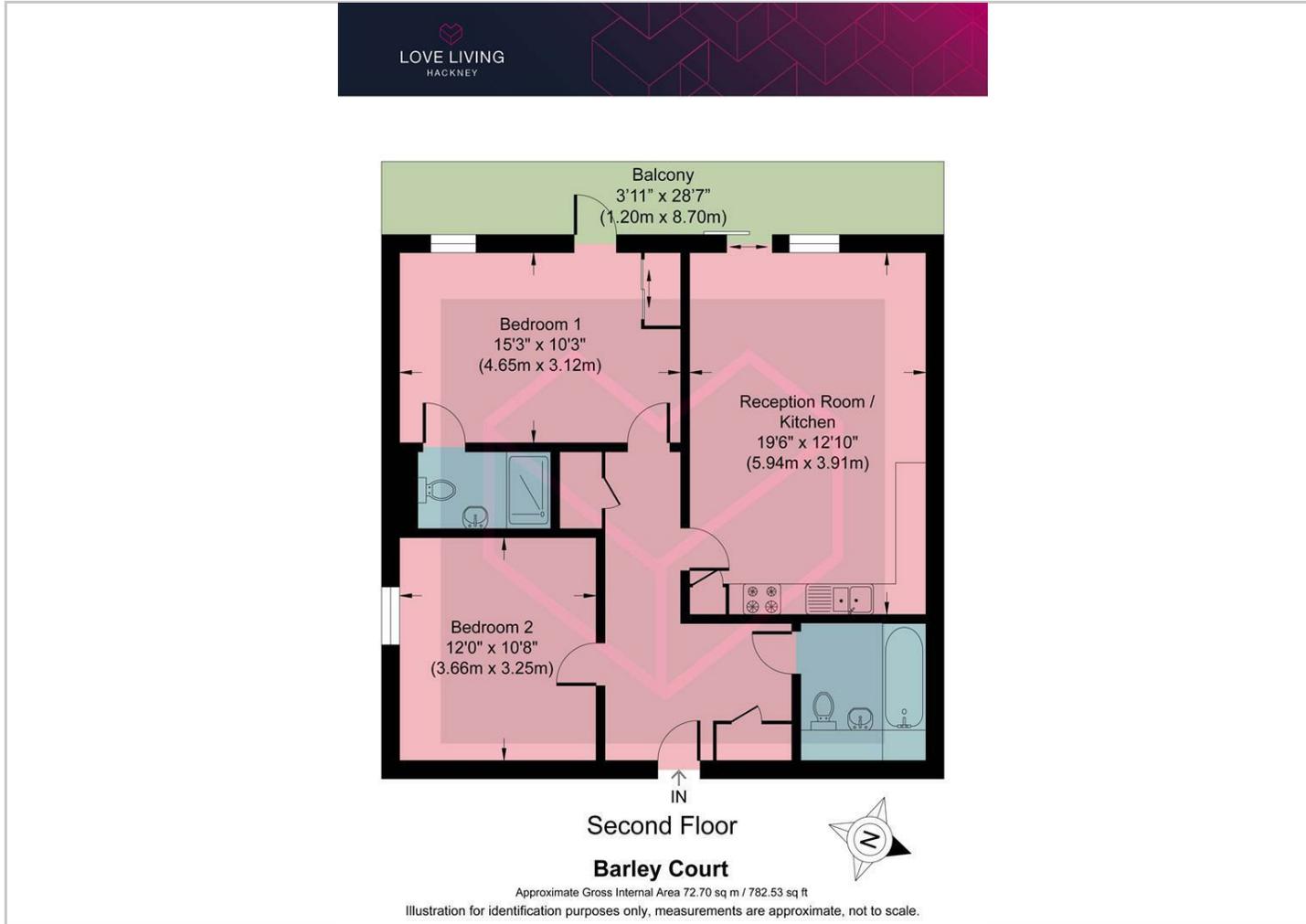
### Loving the Location

The property overlooks the River Lea and Millfield's Park which is made up of 3 large open spaces around Lea Bridge and Chatsworth Road framed by avenues of mature plane and elm trees which is a great location for range of outdoor activities such as rowing, running and also the famous Lee valley Ice centre. As mentioned, close by, you will find Chatsworth Road's eclectic array of eateries, boutiques, pubs and Sunday Market are right on the doorstep, and you can enjoy a pleasant walk or cycle ride along the river as it passes by the green open spaces of Hackney Marshes and iconic Queen Elizabeth Olympic Park. The various cafes and bars that Lower Clapton road has to offer are also a short walk away. Excellent transport links provide easy access to The City and West End with numerous buses, and trains from Clapton Overground Station to Liverpool Street.

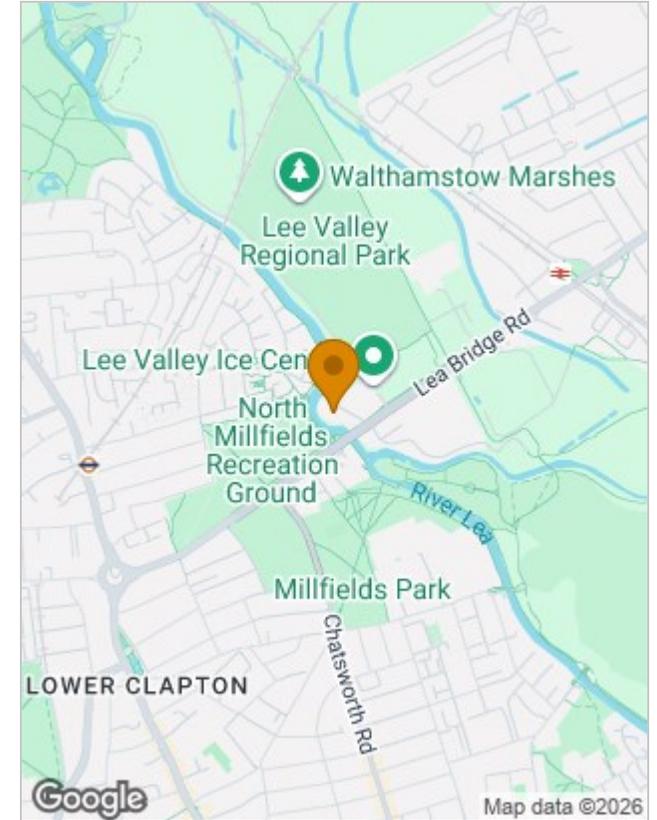




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

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