



BELLEVALIA COURT, WOODMILL ROAD, LONDON, E5  
£400,000 LEASEHOLD

## A CONTEMPORARY ONE BEDROOM APARTMENT WITH A PRIVATE BALCONY

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## DESCRIPTION:

This stylish and contemporary open plan one bedroom apartment offers ample living space with wooden flooring throughout, private balcony and roof terrace. Perfectly situated within the Bellevalia development benefiting from an urban village vibe, riverside setting and excellent travel links. The property comprises of an open plan kitchen reception room finished to an excellent standard, complete with integrated oven, hob and extractor hood, a spacious double bedroom and bathroom. Further benefits include a good size private balcony as well as access to the communal roof terrace and gardens.

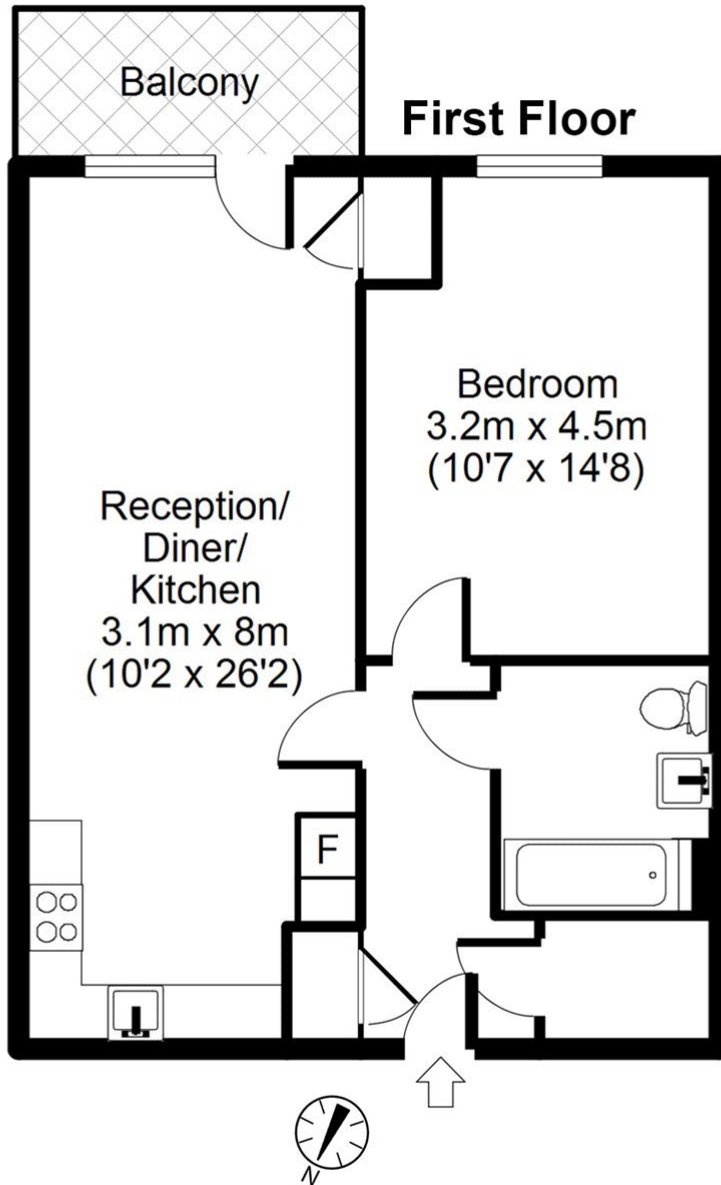
Bellevalia Court is located on a quiet residential street within easy walking distance of Springfield Park. On your doorstep, you'll have a rare slice of riverside living, courtesy of the charming River Lea. You'll also have Clapton's many alluring delis, cafes, bars, restaurants and chic boutiques within walking distance. Other East London hotspots such as Hoxton, Dalston and Stoke Newington are not far beyond.

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# Woodmill Road, E5



Total area: approx. 51 sq. metres (546 sq. feet)  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92)	<b>A</b>	85	85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-58)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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