



**BARLEY COURT, ESSEX WHARF, LONDON, E5
OIEO £425,000 LEASEHOLD**

A MODERN ONE BEDROOM APARTMENT WITH A PRIVATE BALCONY JUST A SHORT WALK TO CHATSWORTH ROAD

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DESCRIPTION:

This one-bedroom ground floor flat located in the heart of Barley Court, Essex Wharf, E5 with approximately 556 sq ft of living space. As you step in, you are greeted by a modern kitchen boasting integrated appliances, seamlessly flowing into the open-plan living room. The living room extends graciously onto a southwest-facing balcony, providing views of the river Lee. The generously-sized bedroom benefits from built-in wardrobes, offering ample storage space, there is also a modern three-piece bathroom suite and a convenient, spacious cupboard in the hallway.

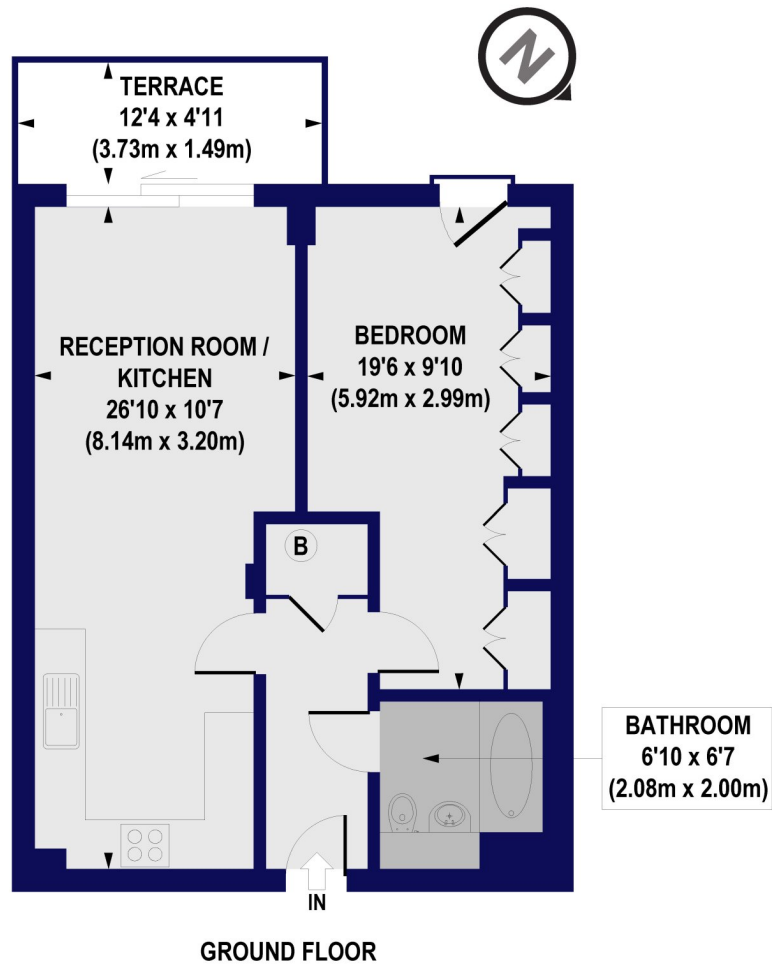
The local area boasts a vibrant atmosphere with a plethora of amenities. The neighbourhood is home to a variety of cafes, restaurants, and shops, providing a diverse range of dining and shopping. Excellent transport links make commuting a breeze, with multiple bus routes and Hackney Wick Overground Station within easy reach, connecting you to the wider city and beyond.

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Barley Court, Essex Wharf, E5
 Approx. Gross Internal Floor Area 556 sq. ft / 51.61 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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