



RIVERSIDE CLOSE, LONDON, E5
£300,000 LEASEHOLD

A WELL-PRESENTED ONE-BEDROOM FLAT SET
ON THE POPULAR RIVERSIDE CLOSE, E5.

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DESCRIPTION:

A bright and well-presented one-bedroom top floor flat, set within a quiet and well-maintained development on Riverside Close, E5, offered to the market chain free.

The property benefits from an abundance of natural light throughout, creating a welcoming and airy feel. The accommodation is well laid out, offering a comfortable and practical living space, ideal for first-time buyers or buy-to-let investors. A particular highlight is the attractive canal side location. The flat also benefits from access to loft space, offering useful additional storage.

Ideally located, the property is within easy reach of Clapton Station, providing convenient links into the City and surrounding areas. The open green spaces of Millfields Park and the scenic Lea Valley are close by, perfect for walking, cycling and outdoor pursuits. There are also a range of local amenities nearby, including recently opened gyms, cafés and shops, contributing to the area's growing popularity.

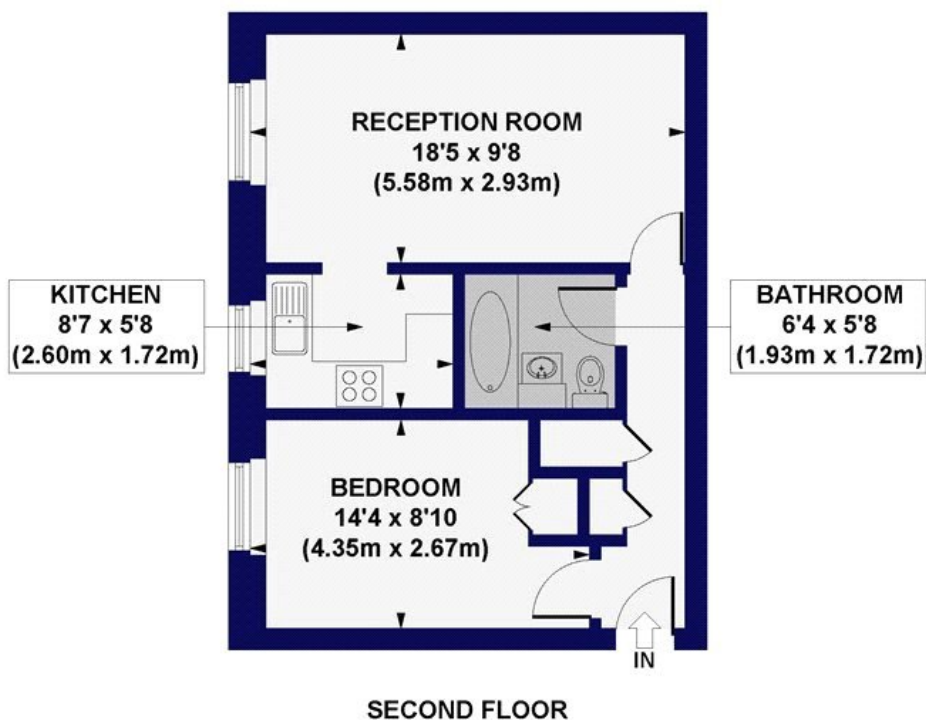
A great opportunity to acquire a light-filled home in a peaceful, well-connected location.

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Riverside Close, E5
Approx. Gross Internal Floor Area 458 sq. ft / 42.52 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HAC260513>

Tenure: Leasehold

Term: 960 year and 2 months (Subject to change)

Service Charge: £1920 per annum (approx.)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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