



RIVERSIDE CLOSE, LONDON, E5
£400,000 LEASEHOLD

MODERN ONE BEDROOM RIVERSIDE GARDEN FLAT

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

Winkworth

[winkworth.co.uk](https://www.winkworth.co.uk)

See things differently



DESCRIPTION:

Set within a popular purpose-built riverside development, this spacious one-bedroom ground floor flat offers a perfect blend of comfort and convenience. With double glazing throughout, the property features a large and bright reception room, a semi open-plan fitted kitchen, and a generous double bedroom with built-in wardrobe. Additional highlights include a private garden – ideal for relaxing or entertaining – an allocated parking space, and access to secure bike sheds for easy storage. The property also benefits from a long lease of 150 years.

Location

Riverside Close is an idyllic setting surrounded by parkland, just steps from the River Lea and the beautiful Walthamstow Marshes. Residents enjoy the newly refurbished Lea Valley Gym just moments away, alongside easy access to Chatsworth Road with its vibrant mix of shops, bars and restaurants. Clapton Overground provides quick access to the City, with trains to Liverpool Street in around ten minutes.

From the Current Owners

“Riverside Close is a special place to live; we’ve loved our time here. It feels like a quiet oasis while being close to everything. All our favourite areas are within walking distance – Chatsworth Road, Clapton, Stoke Newington, Hackney Wick, the Olympic Park, and Dalston, with their endless shops, cafés and restaurants.

We feel so lucky to have our suntrap garden and the vast green spaces of Hackney and Walthamstow Marshes on our doorstep. The Wetlands, canal walks, and nearby parks have been a joy to explore, along with plenty of great pubs – The Clapton Hart, The Crooked Billet, and The Princess of Wales, to name a few.

The neighbours are lovely, the Close itself is friendly and safe, with no through traffic and excellent air quality from being next to the Marshes. Clapton Overground is only a 10-minute walk and takes you directly to Liverpool Street, with easy connections to the Victoria line at Walthamstow Central. The secure bike sheds have been so useful, and having Lea Valley Gym just around the corner is a bonus.

Our time here has been very happy, and we hope you’ll love it as much as we do.”

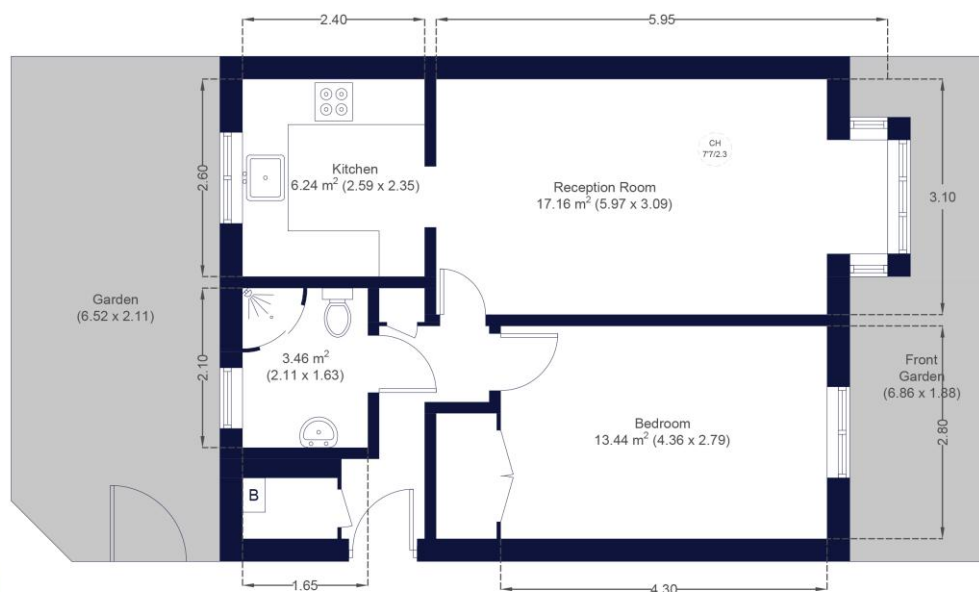
Winkworth



Winkworth



▼ Ground Floor



Brought to you by:

Winkworth

This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Certified
Property
Measurer

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		
55-68	D	58 D	75 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC250258>

Tenure: Leasehold

Term: 150 year and 5 months

Service Charge: £1236.36 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

Winkworth

[winkworth.co.uk](https://www.winkworth.co.uk)

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.