



IVY HOUSE, HARRINGTON HILL, LONDON, E5  
**£375,000 LEASEHOLD**

## AMAZING MODERNISED TOP FLOOR ONE BEDROOM FLAT IN E5

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## DESCRIPTION:

Situated in the heart of Hackney, this beautifully modernised one-bedroom flat is located on the top floor of the sought-after Ivy House development. Offering a stylish and contemporary finish, the property benefits from an abundance of natural light and uninterrupted views of the canal a short walk away.

The apartment has been thoughtfully renovated throughout, featuring a bright and airy living space with large windows that make the most of its elevated position. The sleek, modern kitchen is fully fitted with integrated appliances and offers generous storage and worktop space, ideal for both everyday living and entertaining.

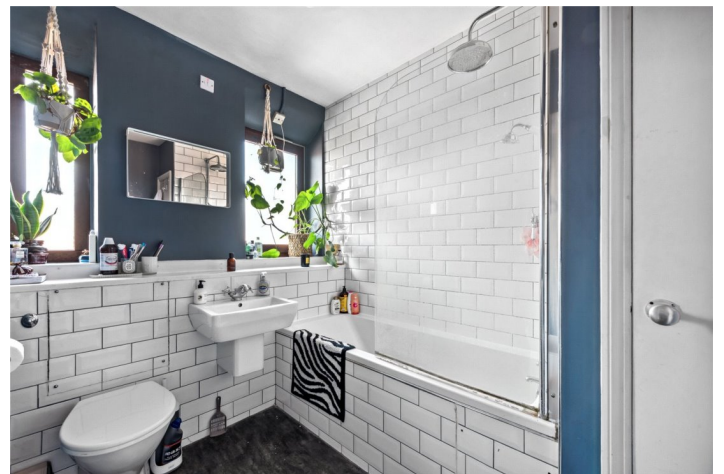
The spacious double bedroom continues the theme of light and calm, enjoying a peaceful aspect and ample room for furnishings. The bathroom has been finished to a high standard with elegant fixtures and a contemporary design.

Ivy House is a well-maintained development in a highly desirable part of E5, within easy reach of the vibrant shops, cafés and markets of Chatsworth Road. Millfields Park and the canal towpath provide excellent green spaces and scenic walks, while nearby transport links offer quick and convenient access into Central London and beyond. This property would make a perfect home for first-time buyers or professionals seeking a modern and tranquil setting in one of East London's most popular neighbourhoods.

### Key Features

- One-bedroom top floor flat
- Fully modernised throughout
- Large windows with canal views
- Bright kitchen and living area
- Contemporary bathroom
- Secure and peaceful development
- Excellent location close to parks, amenities and transport links

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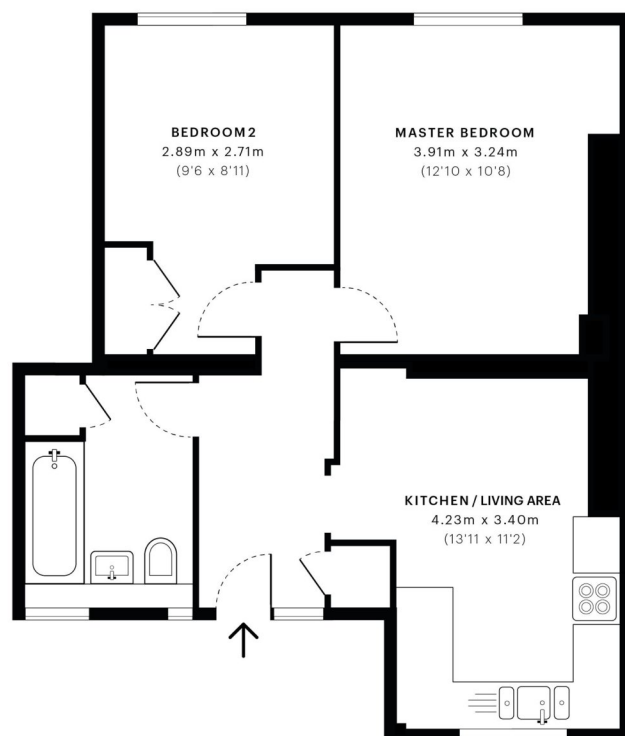
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## Ivy House, E5

CAPTURE DATE  
14/11/2019

LASER SCAN POINTS  
30,191,379

GROSS INTERNAL AREA  
47.3 Sqm / 508.6 Sqft




— Fourth Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
47.3 Sqm / 508.6 Sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head  
44.3 Sqm / 476.3 Sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.0 Sqm / 0.0 Sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 Sqm / 0.0 Sqft

spec

RICS

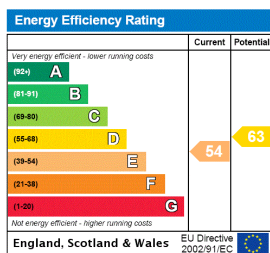
Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
48.4 Sqm / 520.6 Sqft

IPMS 3C RESIDENTIAL  
45.4 Sqm / 488.3 Sqft

SPEC ID  
5dcbfaf3a884bf4205e99b85

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.



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