



PARADISE PARK, LEA BRIDGE ROAD, LONDON, E5
£500,000 LEASEHOLD

AN IMMACULATE TWO BEDROOM TWO BATHROOM
APARTMENT OVERLOOKING THE RIVER LEE AND A
SHORT WALK AWAY TO MILLFIELDS PARK

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DESCRIPTION:

This two-bedroom, two-bathroom flat boasts approximately 641 sq. ft of living space and provides a comfortable home with breathtaking views of the River Lee canal.

Upon entering, you are greeted by a bright and airy open-plan kitchen and living room, adorned with floor-to-ceiling windows that flood the space with natural light. The kitchen benefits from integrated appliances, while the Juliette balcony provides a charming spot to enjoy the serene views of the River Lee canal. The second bedroom, a spacious double room, features a large window and a cozy window seat. The master bedroom is generously proportioned, offering ample space for wardrobes and the added luxury of an en-suite shower room. Additionally, a modern three-piece family bathroom adds convenience.

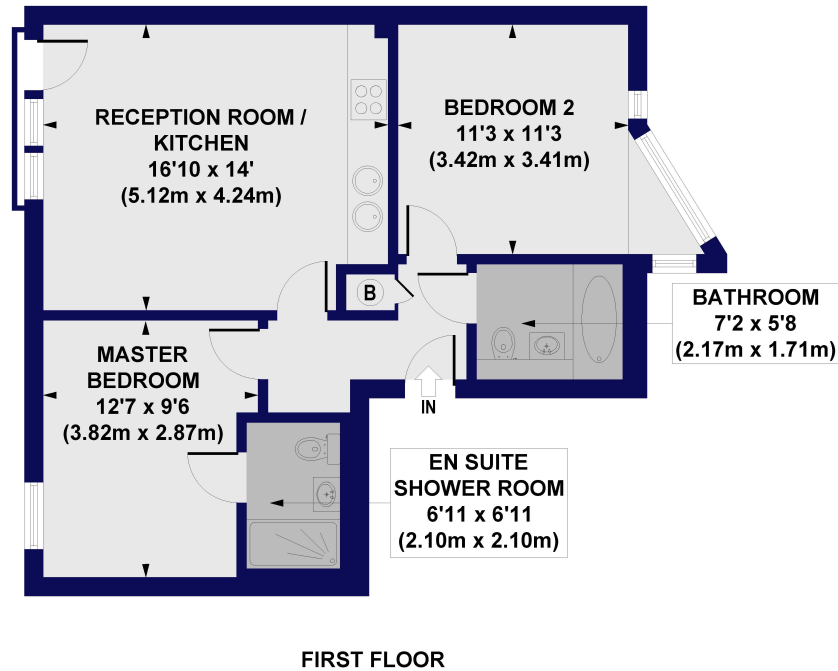
Paradise Park, is not only a haven for those seeking a peaceful riverside property but also boasts a vibrant local area with a plethora of amenities. Residents can enjoy easy access to nearby parks and outdoor spaces, such as Millfields Park and Hackney Marshes providing opportunities for leisurely strolls along the canal. Transport links are excellent, with nearby bus stops and train stations providing swift access to the heart of the city and beyond.

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Paradise Park, Lea Bridge Road, E5
 Approx. Gross Internal Floor Area 641 sq. ft / 59.54 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	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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