



RIVERSIDE CLOSE, LONDON, E5
£400,000 LEASEHOLD

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

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

Winkworth

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

See things differently



DESCRIPTION:

This charming home is offered in good condition throughout and benefits from its own private garden, providing an ideal blend of indoor and outdoor living.

The flat features a bright and comfortable reception room, a well-proportioned double bedroom, a modern fitted kitchen, and a clean, contemporary bathroom. The private garden is perfect for relaxing, entertaining, or working from home during warmer months.

Riverside Close is ideally located moments from the River Lea and the beautiful open spaces of the Lee Valley, offering scenic walking and cycling routes right on your doorstep. The Lee Valley Ice Centre (ice rink) is close by, along with a range of leisure facilities and green spaces. The area also benefits from nearby local favourites and historic spots around Horse Place, adding character and a strong community feel.

Residents enjoy easy access to a variety of local amenities including shops, cafés, pubs, and restaurants in Hackney Central, Clapton, and Lower Clapton. Excellent transport links are within easy reach, providing convenient access into the City and surrounding areas.

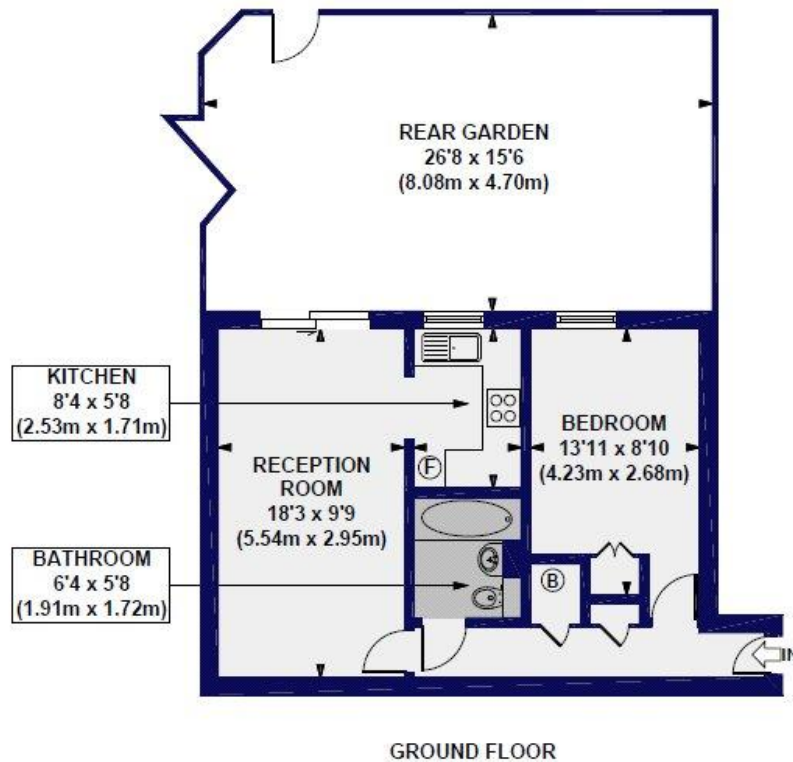
An ideal purchase for first-time buyers or investors looking for a well-located garden flat in a sought-after E5 location.

Winkworth



Winkworth

Riverside Close, E5
 Approx. Gross Internal Floor Area 464 sq. ft / 43.07 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

Winkworth

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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC250418>

Tenure: Leasehold

Term: 953 year and 0 months

Service Charge: £1600 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.