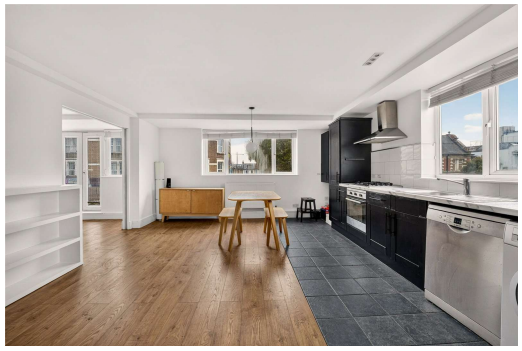
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# Lea Bridge Lofts, Lea Bridge Road
# E10 7LA
# £1,600 per month
# First floor flat









0.7 Miles

1

1

1

# Lea Bridge Lofts, Lea Bridge Road E10 7LA

£1,600 per month

First floor flat

Available from November, this unique and generously sized one bedroom flat is situated within Lea Bridge Lofts on Lea Bridge Road.

Upon entering, the property immediately impresses with its bright and spacious open plan living area. Dual aspect windows flood the room with natural light, while the wooden flooring and sleek modern kitchen create a stylish and contemporary feel.

The property further comprises a modern fitted bathroom and a large double bedroom, accessed via a convenient pocket door. The bedroom is particularly impressive in size and benefits from fitted wardrobes, providing excellent storage.

The property is ideally positioned for those looking to enjoy the extensive open spaces of Walthamstow and Hackney Marshes, while Lea Bridge Station is also within easy reach, providing convenient transport links.

A selection of independent shops, supermarkets and local amenities can be found within walking distance. St James Street Station is approximately a mile away, offering access to London Liverpool Street in under 30 minutes, while numerous bus routes provide connections towards Walthamstow and Stratford.

## Features

- **First floor flat**
- **Large double bedroom with built in wardrobe**
- **Open plan kitchen and living room**
- **Three piece bathroom**
- **Unfurnished**
- **15 minute walk to Lea Bridge Road Station**
- **Newly redecorated**
- **Tax band B**
- **Available November**

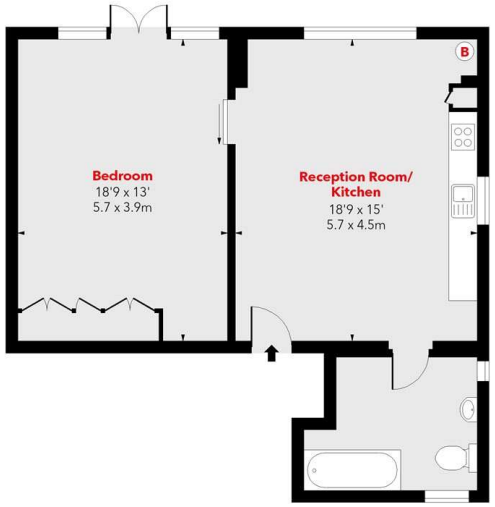
## EPC Ratings

| | |
|---|---|
| Energy Efficiency Rating | **70** |
| Environmental Impact ($Co_2$) Rating | **0** |

## Floor Plans

### Lea Bridge Lofts, E10

Approx. Gross Internal Area 623 Sq Ft - 57.88 Sq M




**First Floor**

Floor Area 623 Sq Ft - 57.88 Sq M

Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Ipaplus.com

Date: 11/5/2023