



**Bellevalia Court, Woodmill Road, E5 9PD**

Offers in Excess of £375,000

Leasehold

**Castles**



## Bellevalia Court, Woodmill Road, E5 9PD

Perfectly situated within the sought-after Bellevalia development, this stylish and contemporary one-bedroom apartment offers the ideal blend of urban village living and riverside charm. Boasting excellent transport links, this home is perfect for those looking for both modern convenience and a peaceful setting. The spacious, open plan kitchen and reception room is finished to a high standard, complete with integrated appliances including an oven, hob, and extractor hood. Wooden flooring flows throughout, giving the apartment a sleek and modern feel. A generously sized double bedroom offers ample space for relaxation, while the contemporary bathroom adds to the apartment's stylish appeal. Enjoy outdoor living with a good-sized private balcony and access to the communal roof terrace, providing the perfect spots to unwind and take in the views. Benefit from the urban village vibe of this quiet residential street, offering a true riverside lifestyle alongside the picturesque River Lea and Springfield Park. Bellevalia Court is just a short stroll from Clapton's vibrant cafes, delis, bars, restaurants, and boutiques. Other popular East London hotspots such as Hoxton, Dalston, and Stoke Newington are also within easy reach, offering an abundance of entertainment, dining, and shopping options. This chain free contemporary apartment provides an exceptional opportunity for those looking to experience the best of East London living.

*Tenure - Leasehold  
Tenure Arrangement - 117 yrs approx.  
Service Charge - £1,880.00 pa  
Ground Rent - £200.00 pa  
Council Tax - C  
EPC - B 85,85*

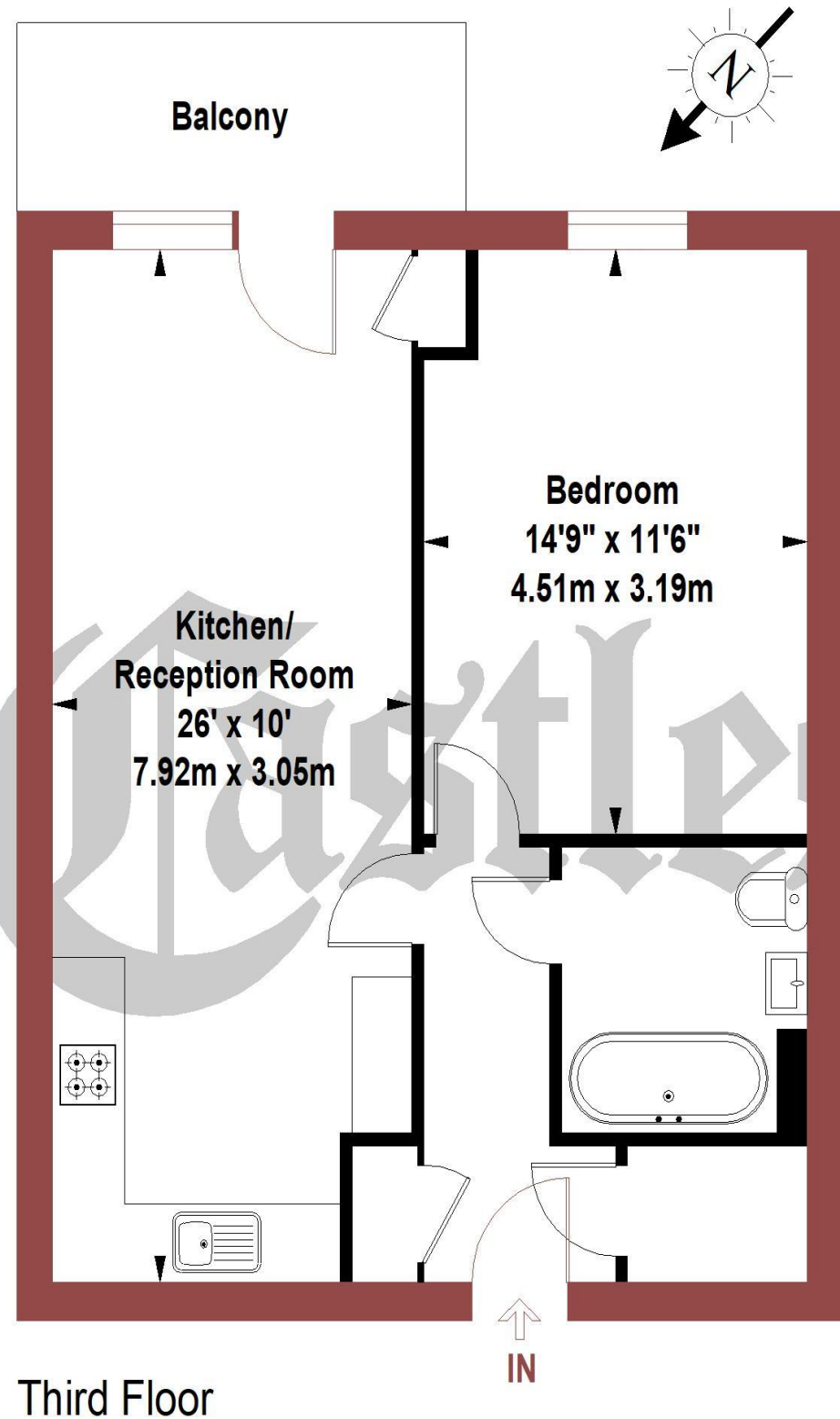
**Offers in Excess of  
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**020 8985 0106  
hackney@castles.london**



Approx. Gross Internal Area = 50.07 sq m / 539 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

### An overview of the area

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

### Transport

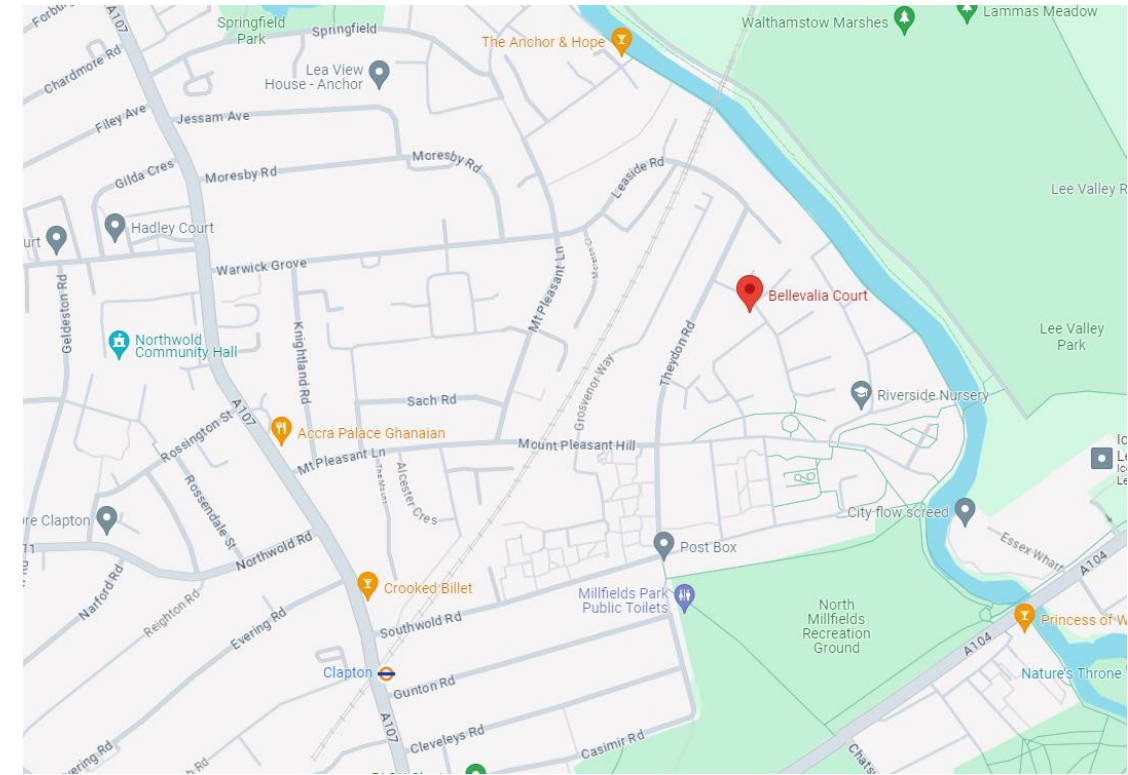
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

### Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

### Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



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