



LANDMARK HEIGHTS, DAUBENEY ROAD, LONDON, E5
£325,000 LEASEHOLD

AN EXCEPTIONALLY BRIGHT TWO DOUBLE BEDROOM
APARTMENT WITH A PRIVATE BALCONY WITH
EXCEPTIONAL VIEWS OVER LONDON

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DESCRIPTION:

CASH BUYERS ONLY

A rarely available two-bedroom flat, situated on the 18th floor and offering vast amounts of natural light and incredible green views. The property comprises of two double bedrooms, a three-piece bathroom suite, a modern kitchen leading into the living room and a private balcony overlooking Daubeney Fields and the River Lea Navigation Canal.

Landmark Heights is a gated development that has just undergone a major refurbishment programme. The building has a 24-hour concierge and a private gymnasium, whilst the flat comes with its own secure private parking space within the complex. Located just a stone's throw from the open green spaces of Hackney Marshes and London's canal network, popular amongst cyclists and runners. The vibrant Chatsworth Road is a short walk away, with a vast number of trendy cafes to choose from, several restaurants, independent shops, lifestyle shops and even an Independent Cinema (The Castle Cinema), not to mention the ever-popular Chatsworth Road Market which runs on Sundays.

Homerton Overground offers direct links to transport hubs, including Stratford and Highbury & Islington, whilst bus links allow for swift access to Hackney Central and beyond.

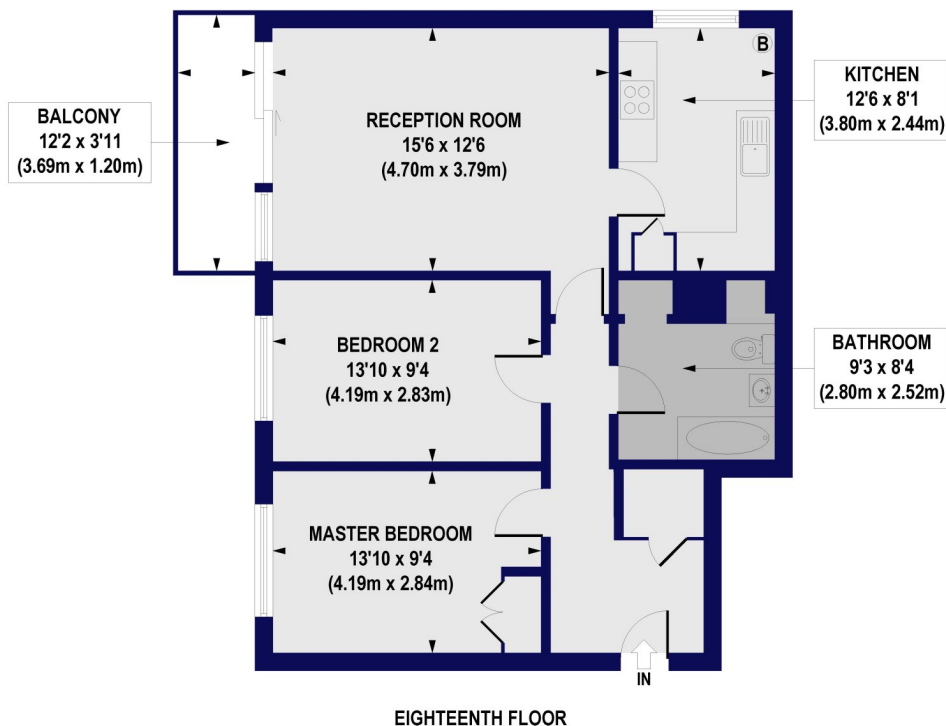
The flat also boasts newly fitted energy-efficient windows, with double sliding doors in the living room, a brand-new Worcester Boiler and an integrated fridge & dishwasher in the kitchen.

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Landmark Heights, Daubeny Road, E5
Approx. Gross Internal Floor Area 788 sq. ft / 73.17 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)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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