



LANDMARK HEIGHTS, DAUBENEY ROAD, LONDON, E5  
**'OFFERS IN EXCESS OF' £350,000 LEASEHOLD**

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

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

**Winkworth**



## DESCRIPTION:

In the heart of the highly sought-after Landmark Heights on Daubeney Road, E5, this stunning two-bedroom flat on the 10th floor offers a perfect blend of contemporary living and convenience. Boasting two spacious double bedrooms, modern features, and a private balcony offering views of the London skyline, this property is ideal for someone looking to buy their first home.

This delightful flat features two generously sized double bedrooms, perfect for creating your own personal haven or accommodating guests. A spacious entrance hallway and storage cupboard, maintaining a clutter-free living space, a newly renovated three-piece bathroom suite, exquisitely designed with modern fixtures and fittings, a newly fitted kitchen seamlessly connects to the living room, making it an excellent space for both preparing meals and entertaining guests. Stepping out from the living room you will also find a private balcony with breathtaking sunset views across London all year round. The property also benefits from a residents-only gym, laundry room and a private allocated, off street parking space.

Situated in the vibrant heart of Daubeney Road, this two-bedroom flat in Landmark Heights offers residents the perfect blend of urban convenience and community charm. The local area boasts a rich array of amenities, ensuring that all your daily needs are within easy reach. Just a short stroll away, you'll find a variety of shops, supermarkets, cafes, and restaurants, making dining out or grabbing groceries a breeze.

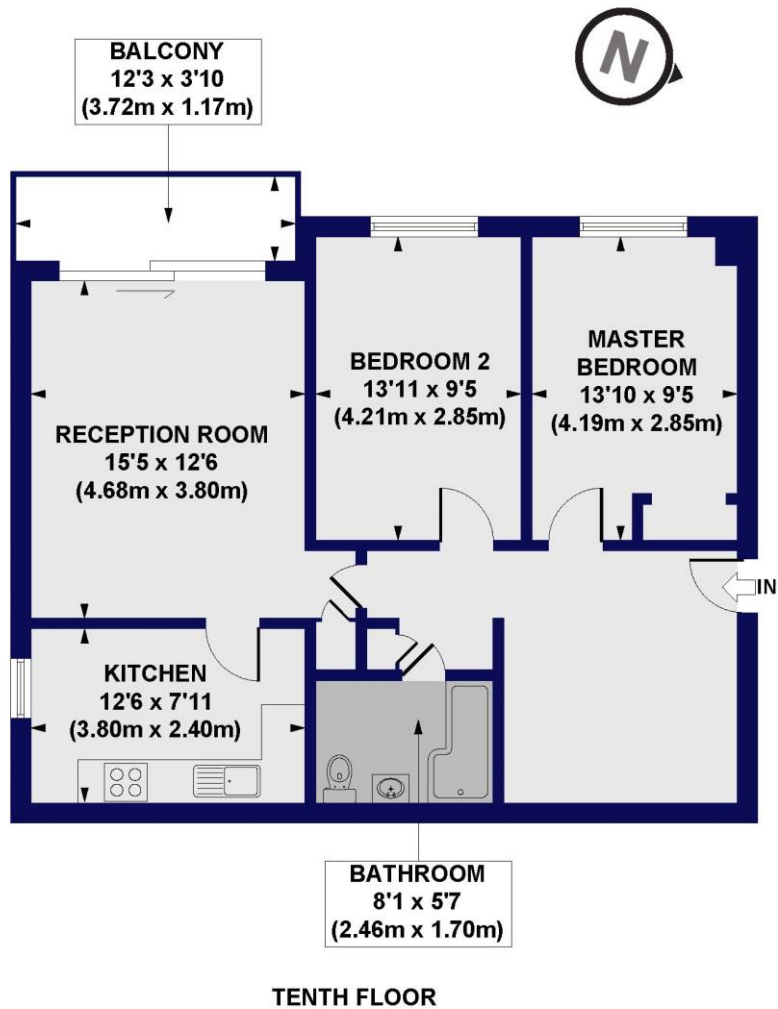
For those who appreciate green spaces and outdoor activities, the neighbourhood offers several parks and recreational areas, providing opportunities for leisurely strolls, picnics, and sports. Daubeney Fields and Hackney Marshes are just a stone's throw away. Commuters will appreciate the excellent transport links in the area. The nearby Homerton station provides swift access to London Overground services, connecting you to the city and beyond. Additionally, numerous bus routes serve the area, ensuring easy connectivity to various parts of London.

**Winkworth**



**Winkworth**

**Landmark Heights, Daubeney Road, E5**  
 Approx. Gross Internal Floor Area 803 sq. ft / 74.62 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.



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)                                    | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
| England, Scotland & Wales                   |          | 81      | 81        |
| EU Directive 2002/91/EC                     |          |         |           |

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



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.