



**MORTON HOUSE, 142 SOUTHWOLD ROAD, LONDON, E5**  
**£1,400 PER MONTH PART FURNISHED**

## **BRIGHT & SPACIOUS APARTMENT WITH PRIVATE TERRACE**

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

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

[winkworth.co.uk](http://winkworth.co.uk)

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### **DESCRIPTION:**

An outstanding one bedroom apartment, in a lovely modern building overlooking the park and nice to the river. This fantastic property offers a large double bedroom with built in storage, modern bathroom suite, contemporary kitchen and vast reception which leads onto the large private terrace. Further benefiting from laminate flooring, neutral décor, secure entry system and lift.

Within close proximity to Clapton Over Ground station and plenty of local amenities.

Early viewings recommended!

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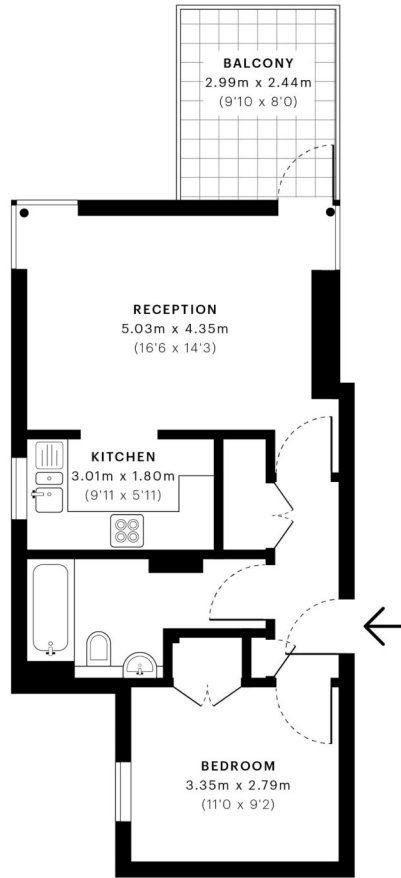


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— Fourth Floor

**GROSS INTERNAL AREA**  
The footprint of the property  
**45.1 Sqm / 485.5 Sqft**

**NET AREA (INTERNAL)**  
Excludes walls and external features  
**43.3 Sqm / 466.3 Sqft**

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
**7.3 Sqm / 78.3 Sqft**

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
**0.0 Sqm / 0.0 Sqft**



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
52.9 Sqm / 569.4 Sqft

IPMS 3C RESIDENTIAL  
51.1 Sqm / 550.1 Sqft

SPEC ID  
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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.