

# Wild & Co.

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## Copper Court, E5 9QG

EWS1 form available with 'B1 notice - concluding no remedial works are required'. 2 DOUBLE BEDROOM MODERN APARTMENT, situated within this sought-after development directly overlooking the River Lea & Walthamstow Marshes. Walking distance of Clapton Station (City links) and Lea Bridge Station (link to Stratford International), next to Millfields Park and the ever-popular Chatsworth Road benefiting from local shops, restaurants & the Sunday market. Offering beautiful walks and cycle rides along the River Lea, Walthamstow and Hackney Marshes and Millfields Park. 2 double bedrooms, large bathroom/WC, en-suite shower/WC, open plan fitted kitchen with fitted appliances, open plan lounge with large double-glazed windows to front aspects & door to private balcony directly overlooking The River Lea & Walthamstow Marshes, lift access, bike storage, beautiful communal gardens, secure underground parking, chain free.

**Guide Price £525,000 | Leasehold**

# Copper Court, E5 9QG



- 2 Double bedroom apartment
- Open plan lounge
- Private west facing balcony
- Chain Free

- Directly overlooking the River Lea & Millfields Park
- Bathroom/WC
- Walking distance of Clapton Station (City links) & Lea Bridge Station

- Fitted kitchen
- Secure underground parking
- EWS1 form available with 'B1 notice - concluding no remedial works are required'.

## Full description

EWS1 form available with 'B1 notice - concluding no remedial works are required'.

### Full description:

Wild & Co. are pleased to offer for sale this: 2 DOUBLE BEDROOM MODERN APARTMENT, situated within this sought-after development directly overlooking the River Lea & Walthamstow Marshes.

Walking distance of Clapton Station (City links) and Lea Bridge Station (link to Stratford International), next to Millfields Park and the ever-popular Chatsworth Road benefiting from local shops, restaurants & the Sunday market.

Offering beautiful walks and cycle rides along the River Lea, Walthamstow and Hackney Marshes and Millfields Park.

The property also benefits from: 2 double bedrooms, large bathroom/WC, en-suite shower/WC, open plan fitted kitchen with fitted appliances, open plan lounge with large double-glazed windows to front aspects & door to private balcony directly overlooking The

River Lea & Walthamstow Marshes, lift access, bike storage, private underground secured parking, beautiful communal gardens.

### Full description:

Entrance: via security door, lift and stairs:

Main front door leading to:

Hallway: wood flooring, radiator, video entry phone system, spot lighting, fitted cupboard (housing boiler), doors to:

Bedroom 1: fitted carpet, radiator, double glazed floor to ceiling window and door to balcony, door to:

En-suite: double walk-in shower cubicle, wash hand basin with mixer tap, low-flush WC, chrome heated towel rail, spot lighting, mirrored wall cabinet, fully tiled walls, and flooring.

Bedroom 2: fitted carpet, radiator, floor to ceiling double glazed to side aspect.

Bathroom/WC: white three piece suite comprising of: bath with mixer tap and

wall-mounted shower, low-flush WC, wash hand basin with mixer tap, spot lighting, chrome heated towel rail, fully tiled walls and floors, large mirrored wall cabinet.

Open plan kitchen: comprising of a range of wall and base-mounted units with granite work surfaces, double sink with mixer tap and drainer, integrated fridge/freezer, washer/dryer, dishwasher and built-in Bosch electric oven and microwave with electric hob, wood flooring, spot lighting, open plan to:

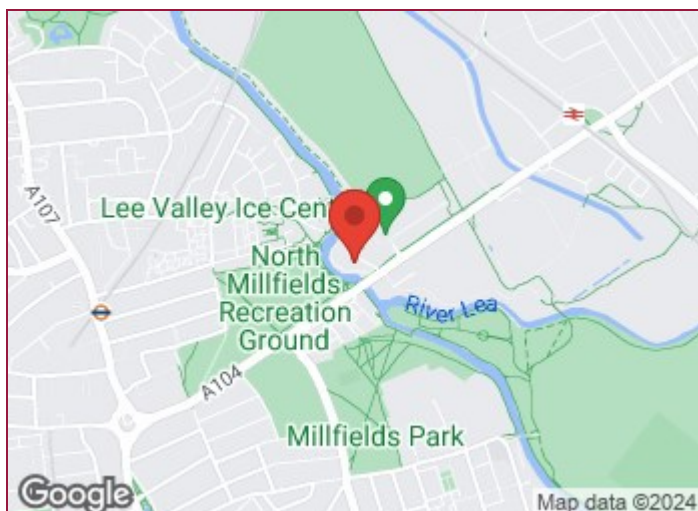
Lounge: wood flooring, 2 x radiators, spot lighting, large sliding doors to private balcony, double glazed floor to ceiling windows to front aspects.

Private balcony: West facing, directly overlooking The River Lea, Millfields Park and Walthamstow Marshes.

Communal gardens

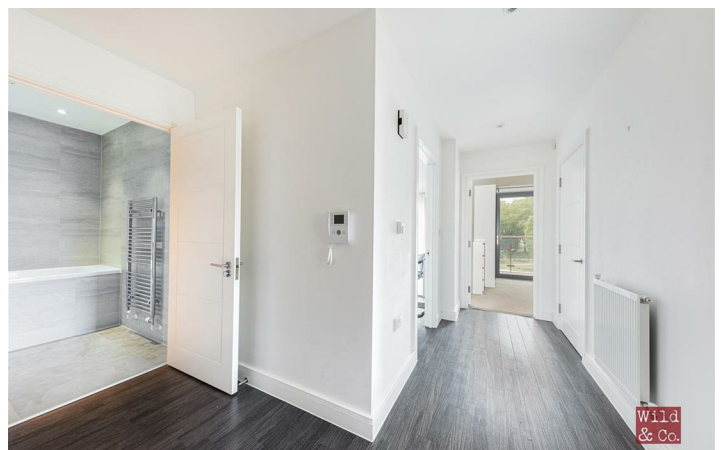
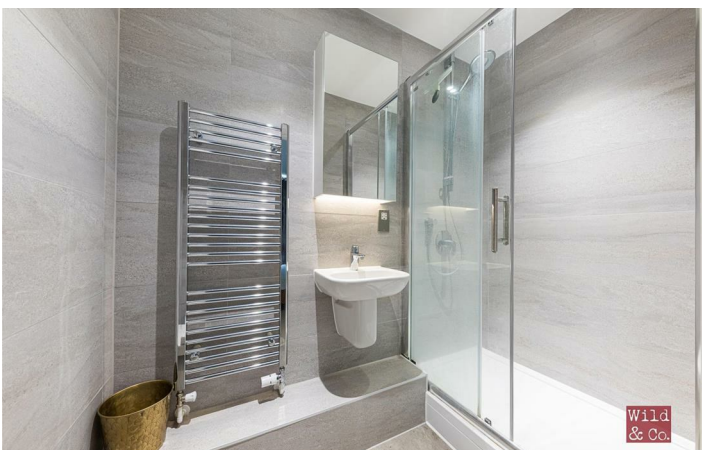
Secure underground parking

Chain Free



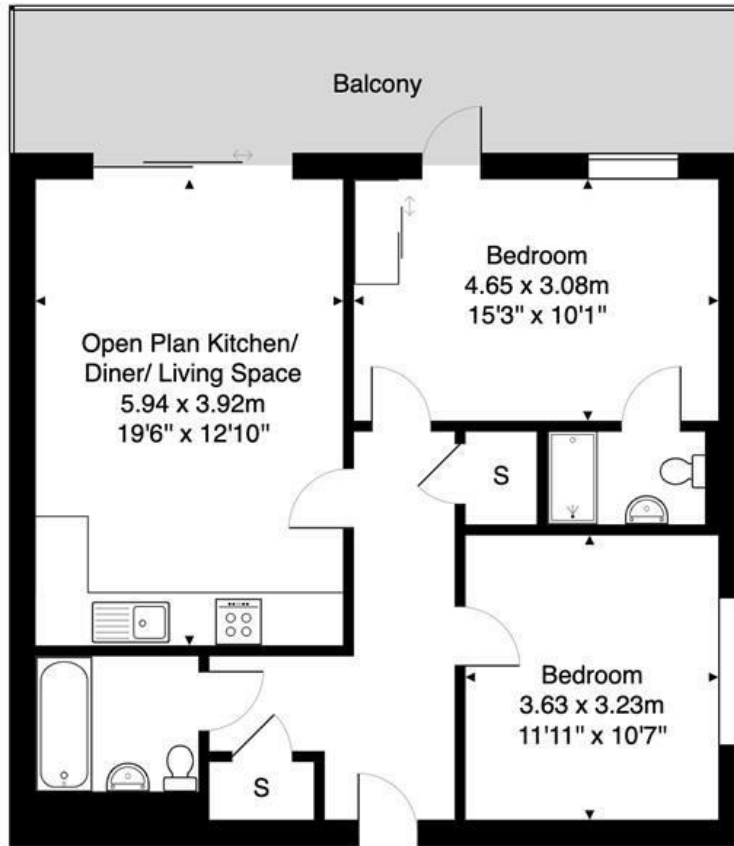
## Directions

Directly of Leabridge Road.



# Copper Court- E5

Approximate Gross Internal Area 71.0 m<sup>2</sup> ... 764 ft<sup>2</sup> (excluding balcony)



## SECOND FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		85	85
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

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