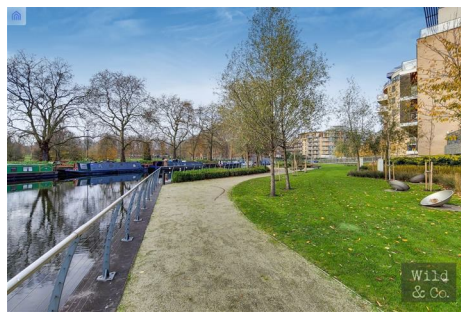


Wild & Co.

wildandco.uk



Lock Court, Essex Wharf, E5 9HP

2 BEDROOM PENTHOUSE 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 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 large south/west facing private balcony directly overlooking The River Lea & Walthamstow Marshes, lift access, bike storage, beautiful communal gardens, offered chain free.

Offers In Excess Of £475,000 | Leasehold

Lock Court, Essex Wharf, E5 9HP



- 2 bedroom penthouse apartment
- Private balcony directly overlooking The River Lea & Walthamstow Marshes
- Lift access
- Chain free
- Walking distance of Clapton Station
- 2 bathrooms
- Secure bike storage
- next to Millfields Park and the ever-popular Chatsworth Road
- open plan kitchen/lounge
- Communal gardens

Full description

2 BEDROOM PENTHOUSE 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 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 large south/west facing private balcony directly overlooking The River Lea & Walthamstow Marshes, lift access, bike storage, beautiful communal gardens, offered chain free.

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:

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.

Bedroom 1: fitted carpet, radiator, built in wardrobe, double glazed floor to ceiling window and door to balcony to rear aspect, 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 window to rear aspect.

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:

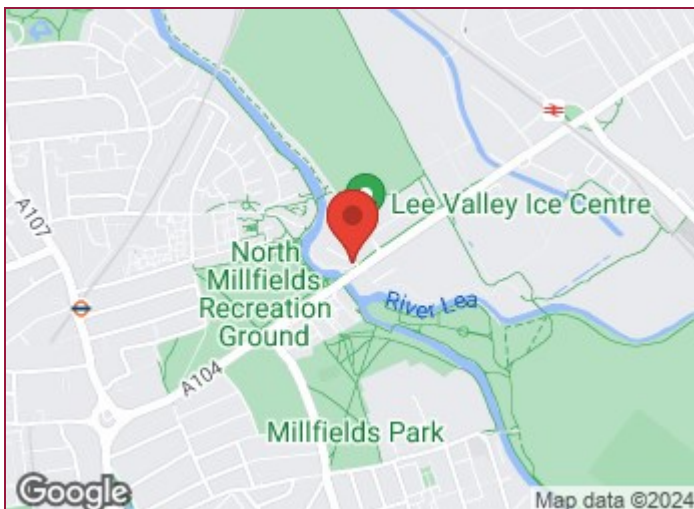
Lounge: wood flooring, 2 x radiators, spot lighting, floor to ceiling double glazed large sliding doors to private balcony rear aspects.

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

Communal gardens

Secure bike storage

Chain Free



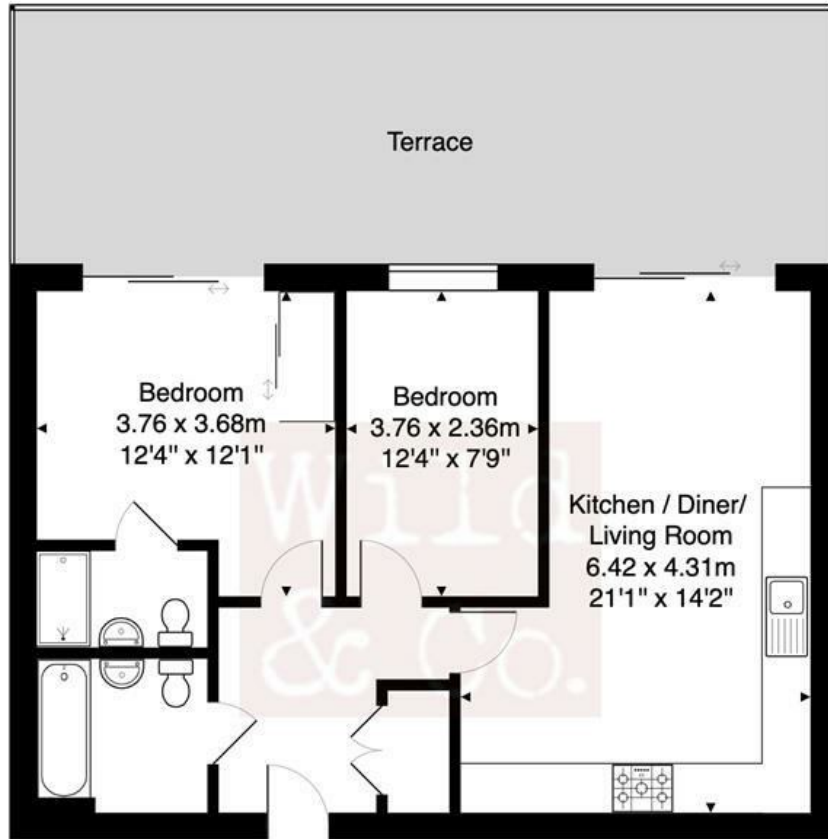
Directions

Directly off Lea Bridge Road (A104)



Lock Court- E5

Approximate Gross Internal Area 61.0 m² ... 656 ft² (excluding terrace)



SIXTH 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.

Copyright One Square Space Ltd

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		83	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.