

# Wild & Co.

# wildandco.uk



## 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. (PHOTOS SHOWN ARE OF A SIMILAR FLAT IN THE SAME BUILDING - EXAMPLES ONLY)

**Offers In Excess Of £500,000 | 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 + En suite
- 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.

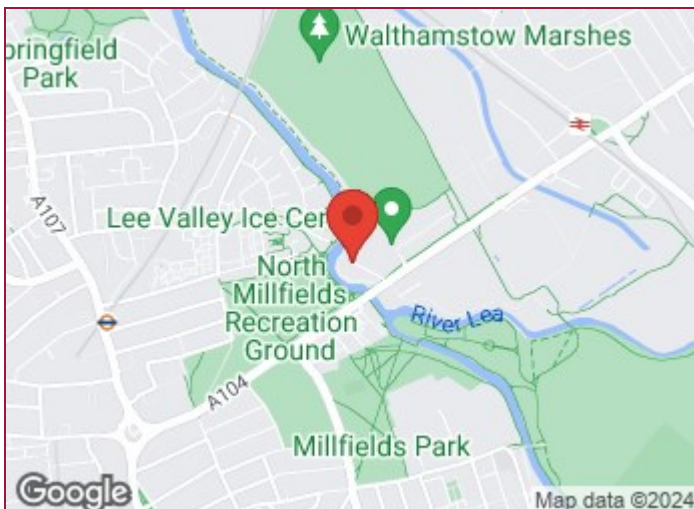
Private balcony: West facing, directly overlooking The River Lea, Millfields Park and Walthamstow Marshes.

Communal gardens

Secure underground parking

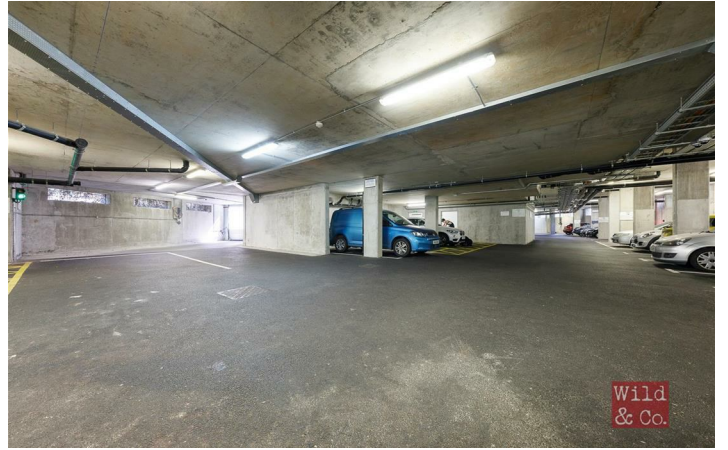
Chain Free

(PHOTOS SHOWN ARE OF A SIMILAR FLAT IN THE SAME BUILDING - EXAMPLES ONLY)



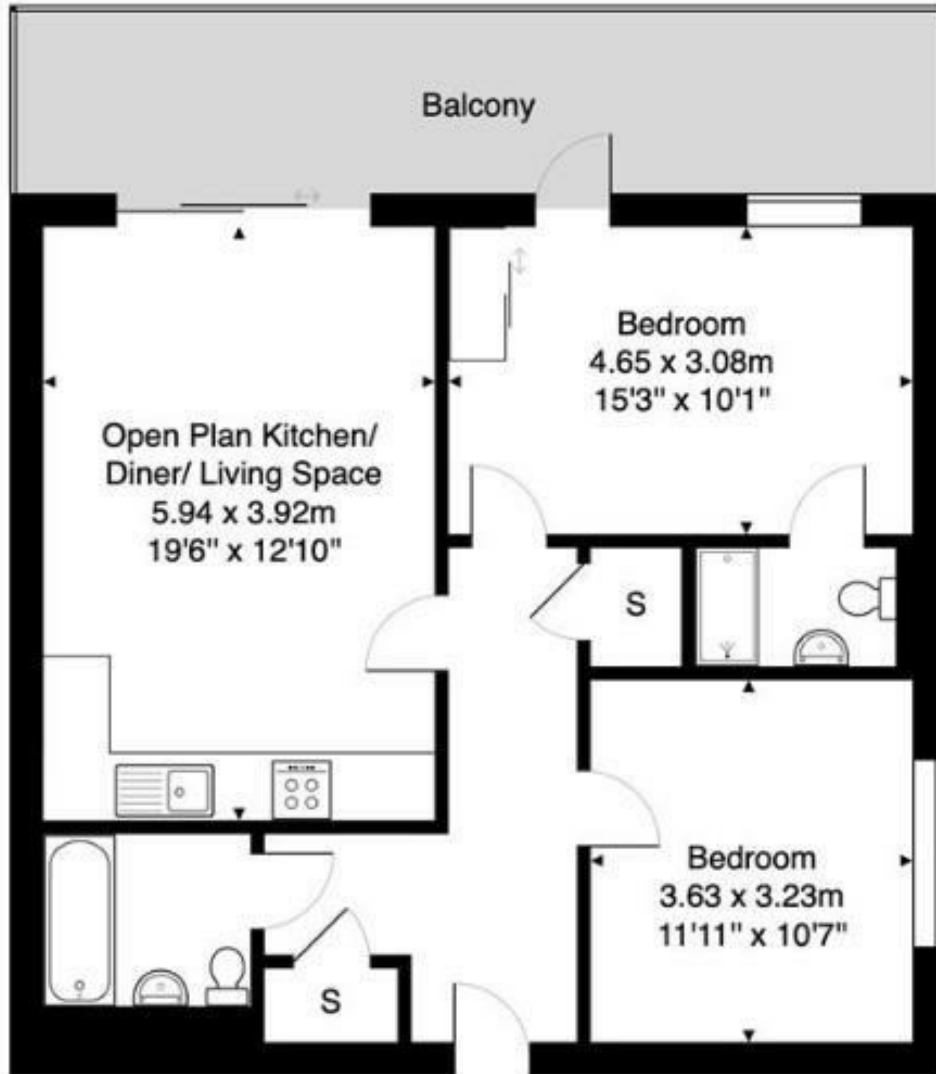
## Directions

Directly off Leabridge Road.



# Copper Court- E5

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



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	86
	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		

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.