

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. (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.

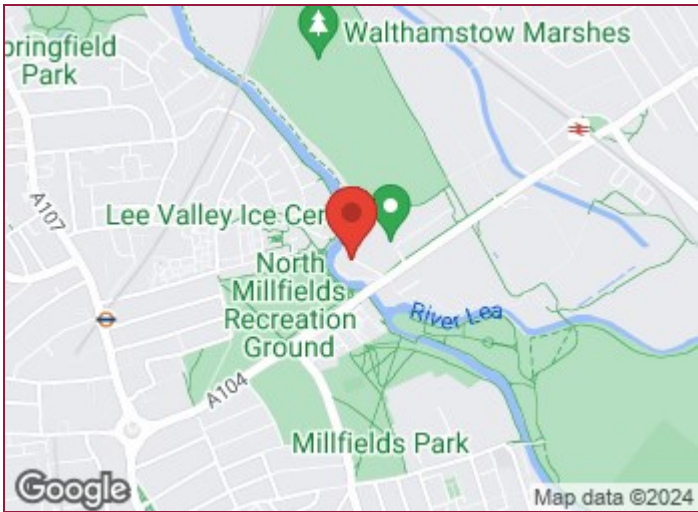
Private balcony: West facing, directly overlooking The River Lea, Millfields Park and Walthamstow Marshes.

Communal gardens

Secure underground parking

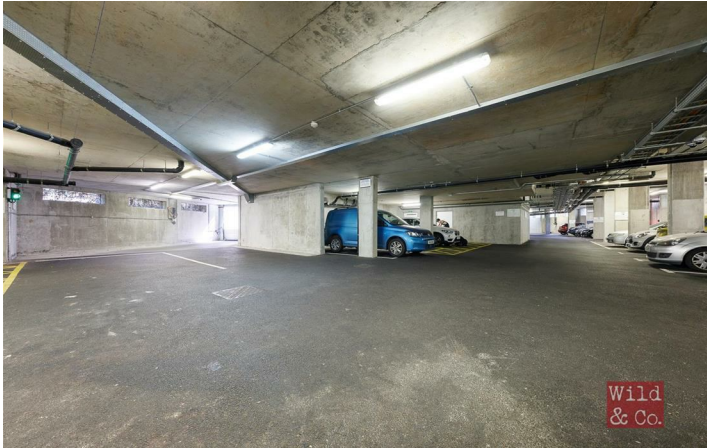
Chain Free

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



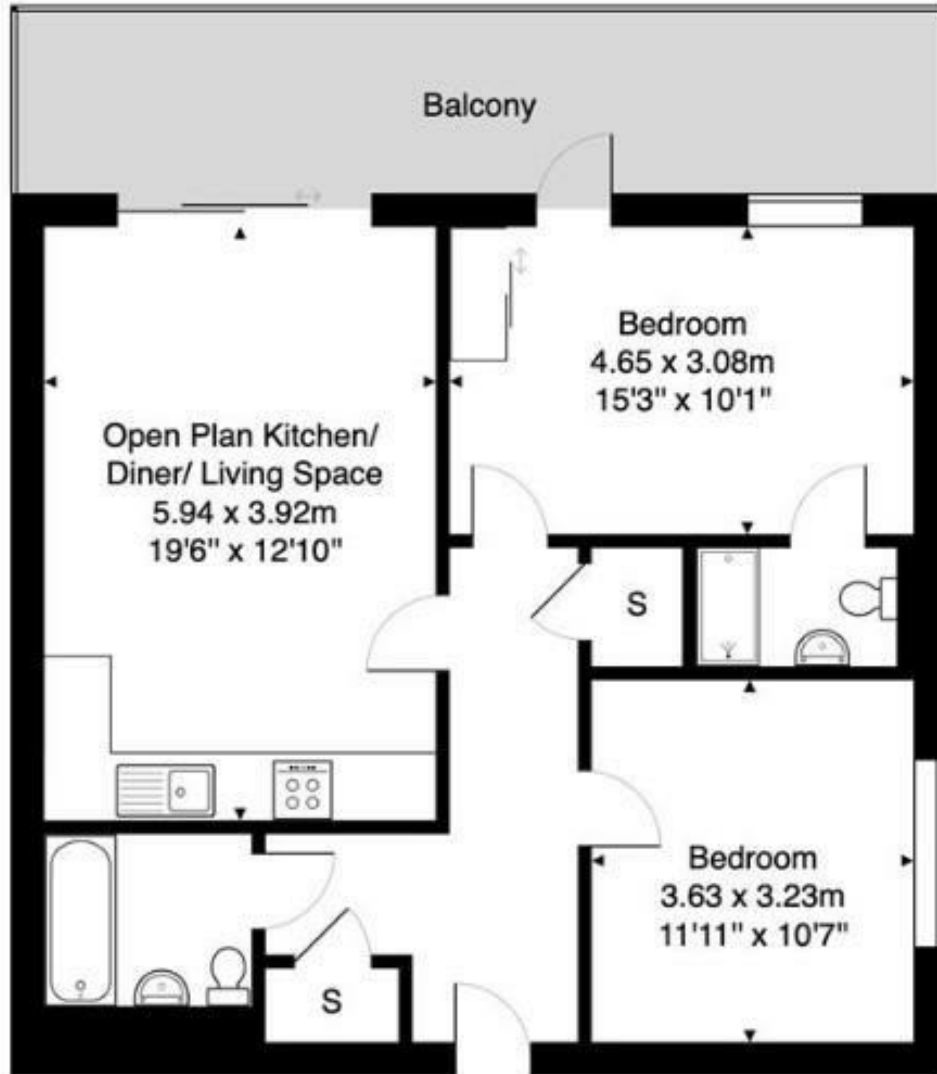
Directions

Directly of Leabridge Road.



Copper Court- E5

Approximate Gross Internal Area 71.0 m² ... 764 ft² (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	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	

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