

# Wild & Co.

wildandco.uk



## Esker Place, E2 9FH

7th floor apartment set within this sought after modern development located moments from the popular Broadway Market, London Fields, Victoria and Haggerston Parks. Walking distance of Cambridge Heath Station and Bethnal Green tube provides easy access into Central London. Offering contemporary open plan living with fitted integrated kitchen, modern bathroom/WC, solid wood flooring, spot lighting, lift access and private balcony offering great views. Offered chain free, ideal buy to let , early viewing recommended!

**Offers In Excess Of £475,000 | Leasehold**

# Esker Place, E2 9FH



- 1 Bedroom apartment
- Contemporary living
- Solid wood flooring
- PRICED TO SELL - CASH PURCHASE REQUIRED
- 7th floor - sought after development
- Integrated kitchen
- Private balcony with great views
- Moments from the Broadway Market, London Fields, Victoria & Haggerston Parks
- Modern bathroom/WC
- No chain

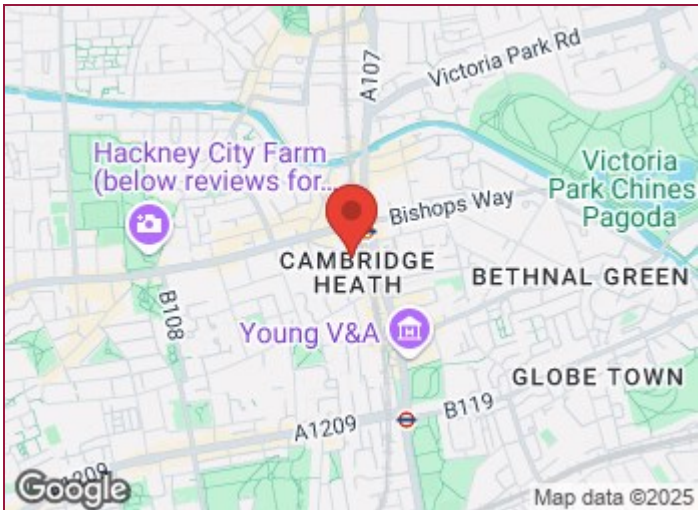
## Full Description

Wild & Co. are pleased to offer for sale this 1-bedroom 7th floor apartment set within this sought after modern development.

Located moments from the popular Broadway Market, London Fields, Victoria and Haggerston Parks. Walking distance of Cambridge Heath BR and Bethnal Green tube provides easy access into Central London.

Offering contemporary open plan living with fitted integrated kitchen, modern bathroom/WC, solid wood flooring, spot lighting, lift access and private balcony offering great views.

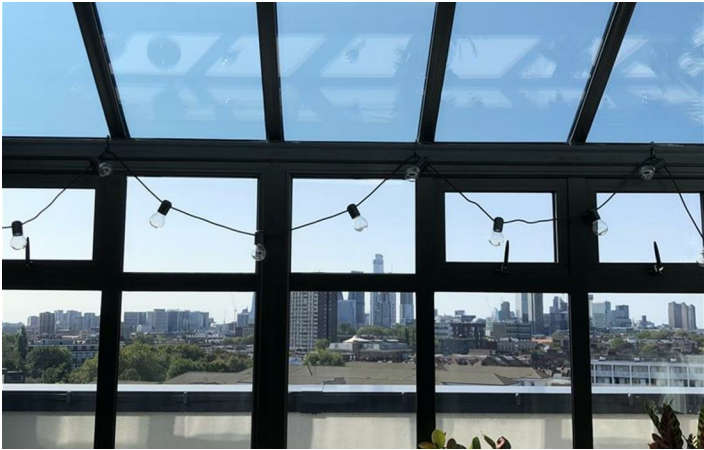
Offered chain free, ideal buy to let , early viewing recommended!



## Directions

Off Cambridge Crescent, cose to Hackney Road (A1208)



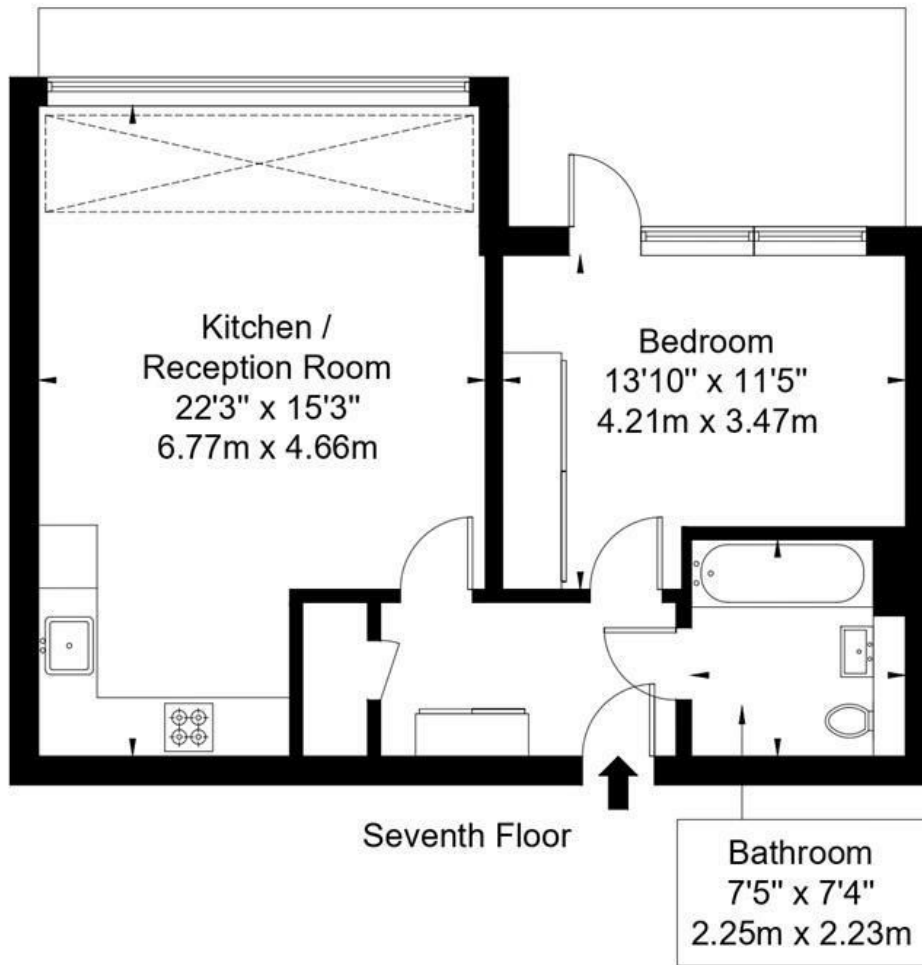
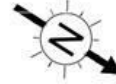


# Esker Place, E2 9FH

Approx Gross Internal Area = 54.2 sq m / 583 sq ft

Balcony = 12.9 sq m / 139 sq ft

Total = 67.1 sq m / 722 sq ft



Ref :

Copyright

**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	84 84
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

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