

Wild & Co.

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Harry Zeital Way, E5 9RQ

ESW1 certified: 1-bedroom modern apartment directly next to the River Lea and Millfields Park. Situated in the sought-after development moments from the ever-popular Chatsworth Road offering a range of cafes, restaurants, and the Sunday Market. Also, a short walk from Upper Clapton Road, Clapton Station (direct link to Liverpool St) and Lea Bridge Road Station (direct link to Stratford). Benefiting from fitted kitchen open plan to lounge with Juliette balcony, bathroom/WC, double bedroom, lift access. Offered with no chain, this is an ideal first time or buy to let purchase, early viewings highly recommended.

Guide Price £300,000 | Leasehold

Harry Zeital Way, E5 9RQ



- Modern apartment
- Open plan lounge
- Offered with no chain
- ESW1 certified
- 1 Double bedroom
- Directly next to the River Lea & Millfields Park.
- Ideal first time or buy to let
- Fitted kitchen
- Bathroom/WC
- Juliette balcony

Full description

Wild & Co. are delighted to offer for sale this: **DOUBLE BEDROOM MODERN APARTMENT**

Set within this sought-after private development on the 3rd floor, close to The River Lea & Walthamstow Marshes, walking distance of Clapton Station (City links) and Lea Bridge Rd Station (for Stratford international).

Benefiting from: modern fitted kitchen, lounge, shower/WC, Juliette balcony, lift access and double glazing and in good condition.

IDEAL FIRST TIME PURCHASE OR BUY TO LET !

Entrance: via communal security door and recently redecorated hallay with lift and stairs to:

Main front door leading to:

Hallway: wood effect flooring, entry phone system, fitted cupboard (housing boiler) and fitted cupboard (plumbed for

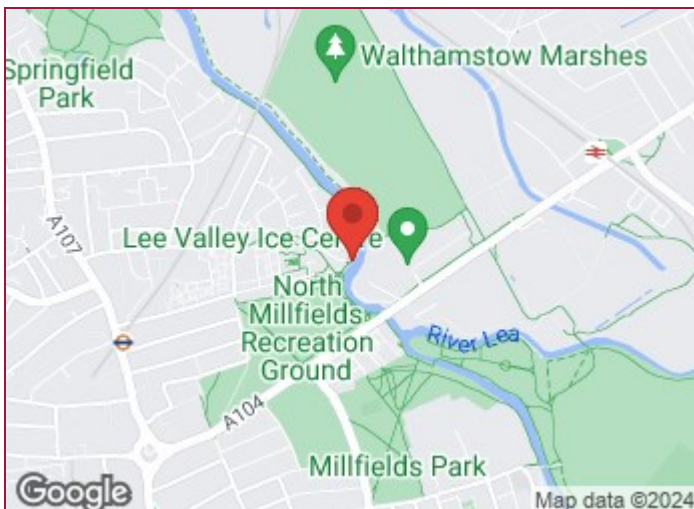
washing machine), doors to:

Bedroom: floor to ceiling double glazed window, carpet, electric heater.

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, part tiled walls & wood effect flooring.

Open plan fitted kitchen: comprising of a range of wall and base mounted modern units with work surfaces, freestand dish washer and fridge freezer, built in double electric oven, hob and extractor, sink unit with mixer tap, open plan to:

Lounge: floor to ceiling double glazed windows, electric heater and wood effect flooring.



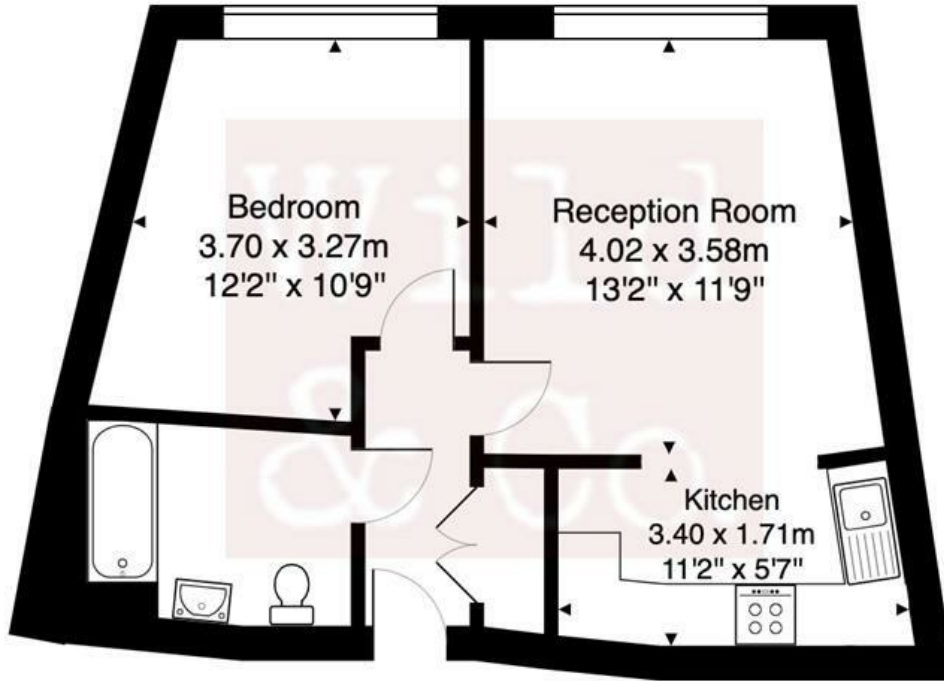
Directions

Corner of Harry Zeital Way, bottom on Mount Pleasant Hill.



Waterfront House- E5

Approximate Gross Internal Area 42.0 m² ... 452 ft²



THIRD 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		79	86
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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