



## Lockwood House, E5 9RE

ESW1 certified: 2 bedroom modern apartment. Situated in the sought-after development, directly next to the River Lea and Millfields Park, 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). Well maintained by current owner, benefiting from fitted kitchen open plan to lounge, modern bathroom/WC, En suite shower/WC, 2 double bedrooms and lift access. Offered with no chain and secure underground parking. This is an ideal first time or buy to let purchase, earring viewing highly recommended.

Service Charge approx. £3,100.00

Reserve Fund £1,398.50

**Guide Price £350,000 | Leasehold**

# Lockwood House, E5 9RE



- 2 double bedroom modern apartment
- Moments from Chatsworth Road
- Lift access
- Secure underground parking
- 2 bathrooms
- Close Clapton Station (direct link to Liverpool St) & Lea Bridge Road Station (direct link to Stratford)
- ESW1 certified
- Directly next to the River Lea & Millfields Park
- Fitted kitchen open plan to lounge
- Offered with no chain

## Paragraph

Wild & Co are delighted to offer for sale this 2 bedroom modern apartment.

Situated in the sought-after development, directly next to the River Lea and Millfields Park, 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).

Well maintained by current owner, benefiting from fitted kitchen open plan to lounge, modern bathroom/WC, En suite shower room/WC, 2 double bedrooms and lift access.

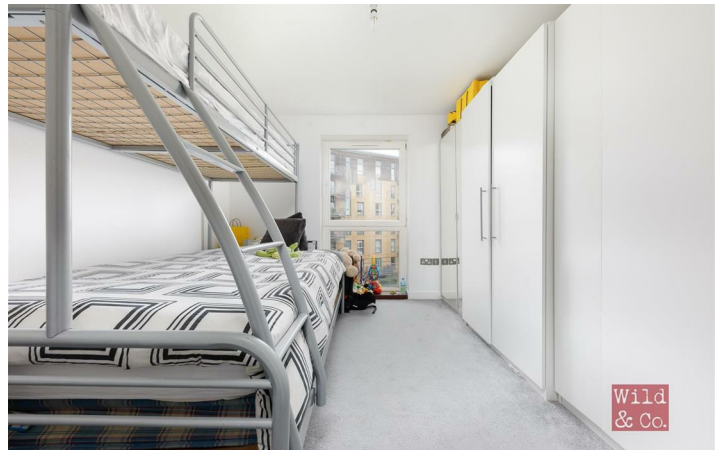
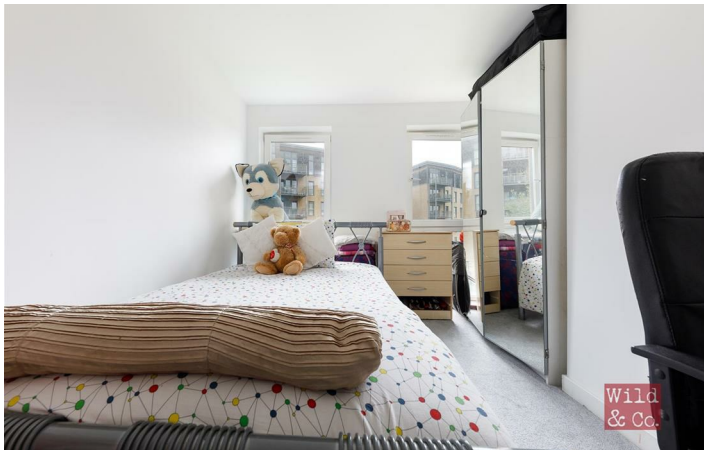
Offered with no chain and secure underground parking. This is an ideal first time or buy to let purchase, earning viewing highly recommended.



## Directions

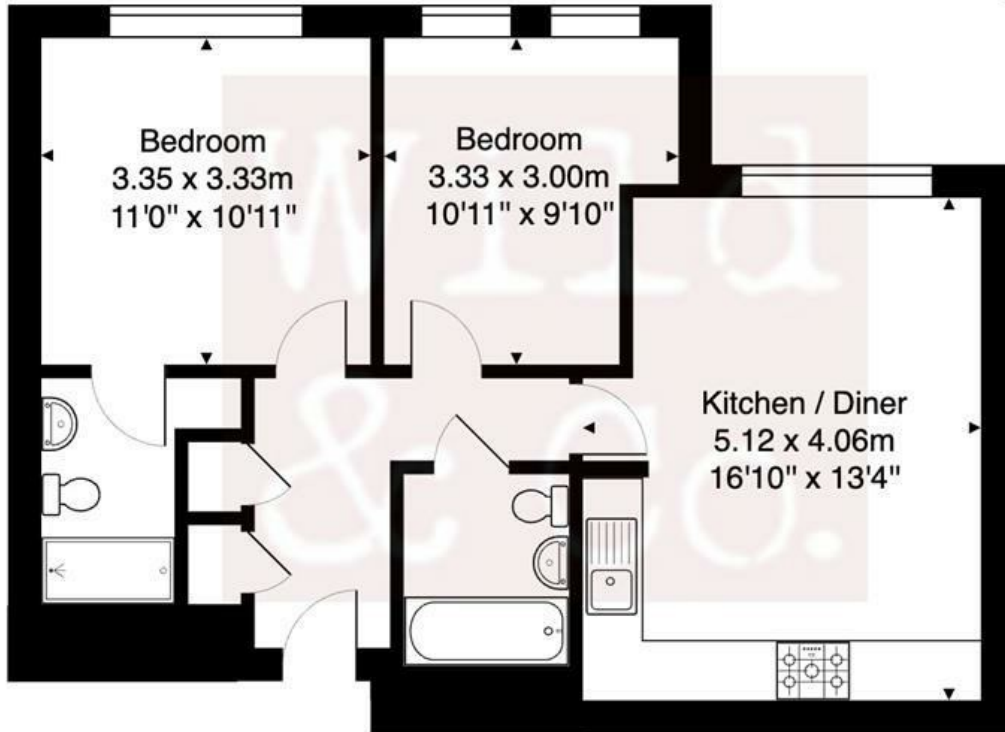
On Harry Zeital Way, bottom on Mount Pleasant Hill.





# Lockwood House- E5

Approximate Gross Internal Area 56.1 m<sup>2</sup> ... 603 ft<sup>2</sup>



## SECOND 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		74	85
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			

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