

Wild & Co.

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Woodmill Road, E5 9GB

1 DOUBLE BEDROOM APARTMENT - within this popular development moments from The River Lea, Millfields Pk & Walthamstow Marshes offering beautiful walk & cycle routes. Also walking distance of Clapton Station (City links), Lea Bridge Rd Station (links to Stratford) & Chatsworth Rd. Comprising of an open plan reception/modern kitchen, recently updated bathroom, and a double bedroom with a large, fitted wardrobe. A south facing balcony runs alongside the length of the property, accessible from both the reception and bedroom with floor to ceiling windows, allowing an abundance of natural light to flood in. The property further benefits from a secure underground parking space. Chain free. Available now.

Guide Price £350,000 | Leasehold

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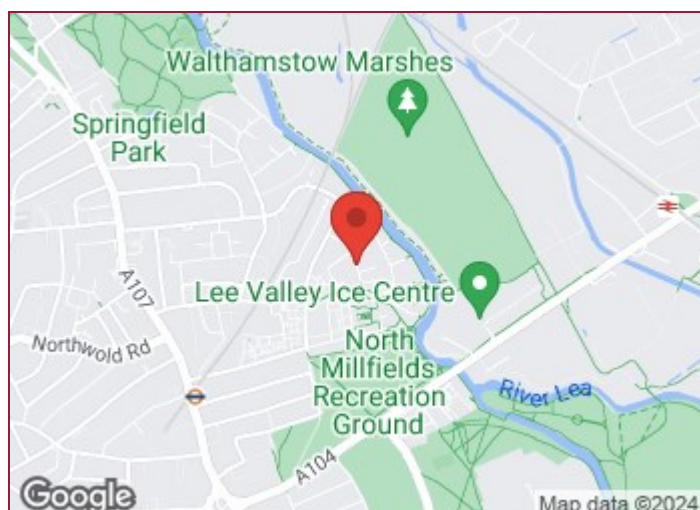


- Spacious double bedroom apartment
- Abundance of natural light
- Underground parking space
- Available now
- Open plan reception
- Next to Lee Valley Park's urban green spaces and heritage sites
- 3rd floor with lift
- South facing balcony
- Walking Distance to Clapton Station
- Chain Free

Paragraph

Situated in an enviable position, next to Lee Valley Park's urban green spaces and heritage sites, and with a plethora of shops and eateries a short stroll away; this location is a perfect spot for anyone looking for a peaceful space to call home but be within easy reach of Hackney's vibrant day and night life.

Clapton Station is within walking distance offering direct access to Liverpool Street. Night buses provide easy commutes to Islington, Holborn, Shoreditch, and Oxford Circus.



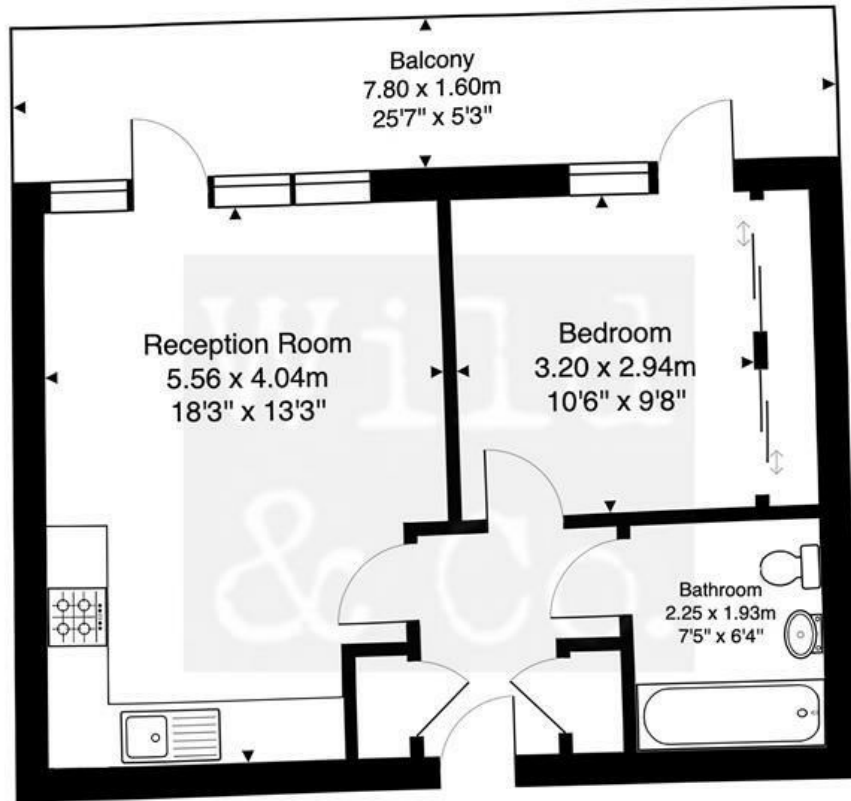
Directions

From Clapton station, head north and take the first right down Southwold Road and a left down Theydon Road. Aster Court's entrance is on Mount Pleasant Lane.



Aster Court- E5

Approx. Gross Internal Area = 43.1 sqm / 464 sqf



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	EU Directive 2002/91/EC	74	85

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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