

# Wild & Co.

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## Northwold Road, E5 8RL

2 BEDROOM FLAT - PRIME LOCATION OFF UPPER CLAPTON RD. Walking distance of Clapton station (City links) & Stoke Newington. Benefiting from: 2 bedrooms, separate lounge, large kitchen/diner, bathroom/shower/WC, double glazing, wood flooring, gas central heating. Available 12th August 2024 - EARLY VIEWING RECOMMENDED!

**£2,000 Per Month |**

# Northwold Road, E5 8RL



- Two bedroom first floor flat
- Bathroom/WC
- Gas central heating
- Large kitchen/diner
- Wood flooring
- Offered part-furnished
- Separate lounge
- Double glazing
- Available 12th August 2024

Wild & Co. are pleased to offer for rent this: 2 BEDROOM FLAT - PRIME LOCATION OFF UPPER CLAPTON ROAD.

Bathroom/shower/WC: side panel bath, separate walk in shower cubicle, low-flush WC, wash hand basin.

Walking distance of Clapton Station (City links), Stoke Newington & Rectory Road stations..

Bedroom 1: 14'7 x 12'1 2x double glazed windows to front aspect, wood flooring, radiator.

Benefiting from: 2 bedrooms, separate lounge, large kitchen/diner, bathroom/shower/WC, double glazing, wood flooring, gas central heating.

Bedroom 2: 8'3 x 7'10 double glazed windows to rear aspect, wood flooring, radiator.

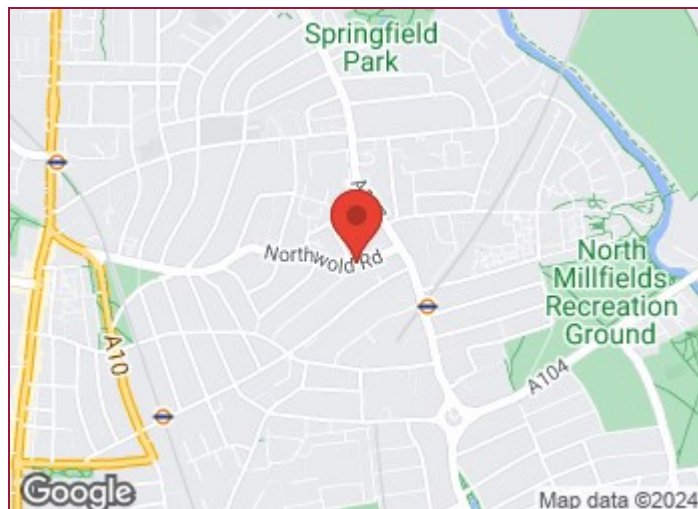
EARLY VIEWING RECOMMENDED!

Entrance: via communal door, stairs leading to first floor and main front door:

Hallway: doors to:

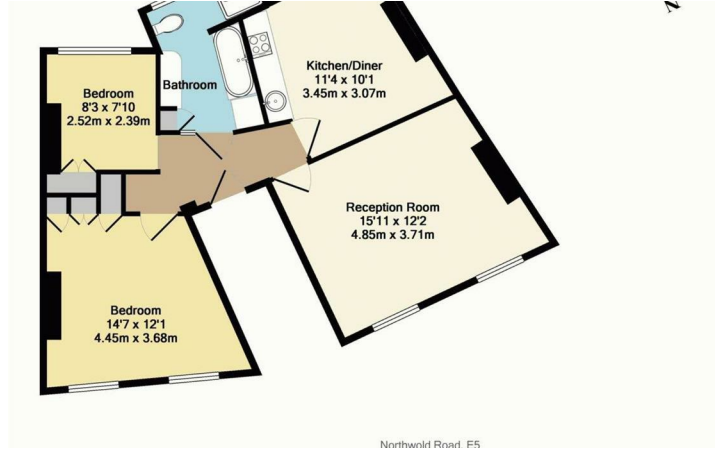
Lounge: 15'11 x 12'2 2x double glazed windows to front aspect, wood flooring, radiator.

Kitchen/diner: 11'4 x 10'1 a range of wall and base-mounted units, built-in cooker with gas hob, fridge/freezer, washing machine.

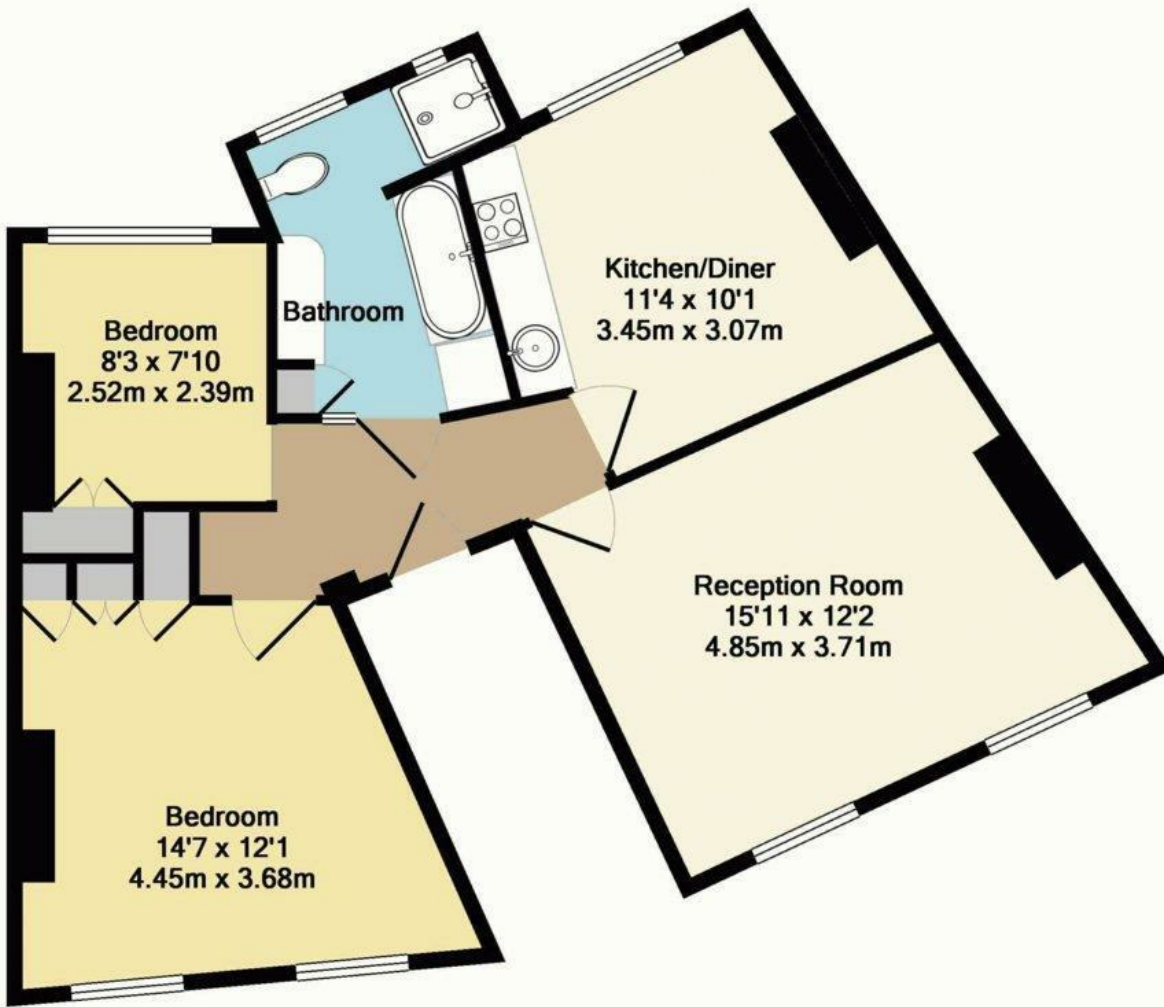


## Directions

Situated directly off Upper Clapton Road, walking distance of Clapton Station. Also walking distance of rectory road and Stoke Newington High Street.







Northwold Road, E5  
Total Approx. Floor Area 623 Sq.Ft. (57.9 Sq.M.)

Illustration for identification purposes. Not to scale. All measurements are approximate and for guidance only. © Next Move 2012  
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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>			
(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			
<b>England &amp; Wales</b>		68	74
	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			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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