

# Wild & Co.

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## Woodmill Road, E5 9GB

2 DOUBLE BEDROOM APARTMENT - within this popular development moments from The River Lea, Millfields Park & 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 with Juliette Balcony /modern kitchen, bathroom/WC, and 2 double bedrooms. The property further benefits from a secure underground parking space. Chain free.

**Guide Price £375,000 | Leasehold**

# Woodmill Road, E5 9GB



- 2 DOUBLE BEDROOM APARTMENT
- LIFT ACCESS
- CHAIN FREE
- OPEN PLAN FITTED KITCHEN TO LOUNGE
- WALKING DISTANCE OF CLAPTON STATION
- BATHROOM/WC
- MOMENTS FROM MILLFIELDS PARK & THE RIVER LEA

## Full description

2 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 with Juliette Balcony /modern kitchen, bathroom/WC, and a 2 double bedroom.

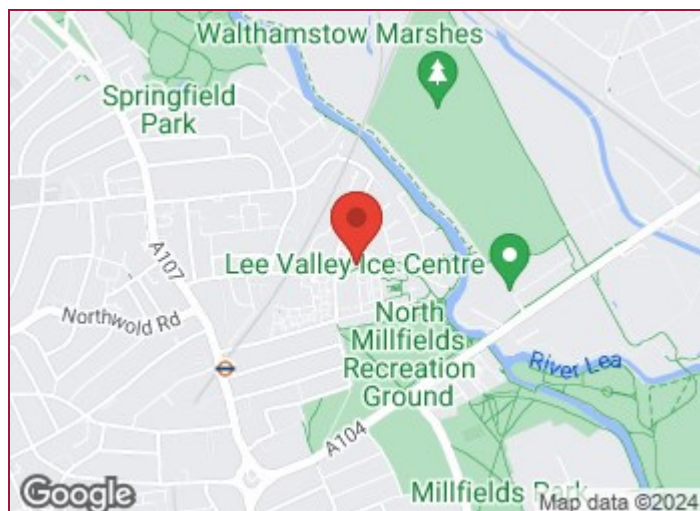
The property further benefits from a secure underground parking space. Chain free.

Open plan kitchen/lounge: 18'00 x 15'01 (narrowing to 8'03): dishwasher, fridge/freezer, oven, hob, extractor, sofa, table, 2 chairs

Bedroom 1: 11'06 x 8'08 laminated flooring, wardrobe.

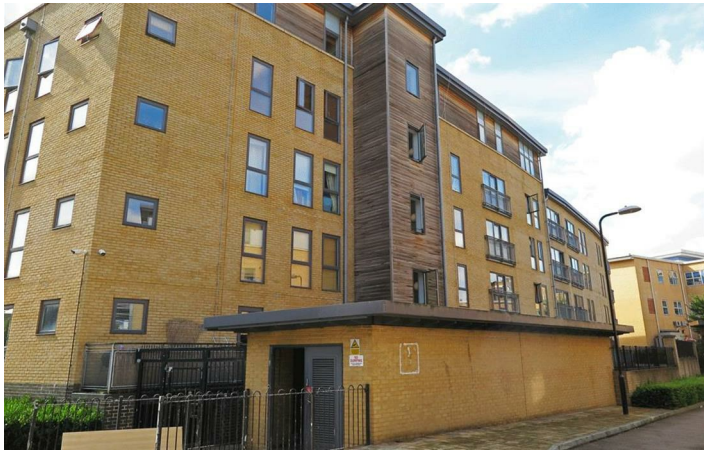
Bedroom 2: 11'06 x 8'05 laminated flooring

Bathroom/WC: white three piece suite.



## 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

Approximate Gross Internal Area = 49.9 sq m / 537 sq ft

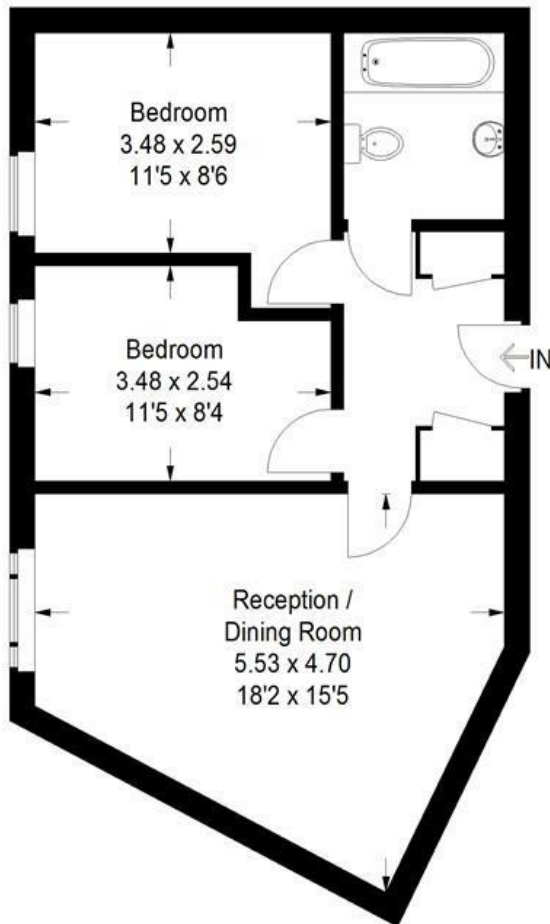


Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2015 (ID216578)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(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	

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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