

Wild & Co.

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Waterfront House, Harry Zeital Way, E5 9RQ

3 Double bedroom modern apartment on the 2nd floor, directly overlooking the River Lea and Walthamstow Marshes. Situated in the sought-after development opposite Walthamstow & Hackney Marshes, moments from Chatsworth Road offering a range of cafes, restaurants, and the Sunday Market. Also and a short walk from Clapton Station (direct link to Liverpool St) and Lea Bridge Road Station (direct link to Stratford). Benefiting from modern fitted kitchen open plan to lounge with wood flooring and direct access to private balcony overlooking the River Lea, bathroom/WC, En-suite shower/WC, lift access and secured underground parking. Offered chain free, this is an ideal first time or buy to let purchase, early viewings highly recommended.

Offers In Excess Of £500,000 | Leasehold

Waterfront House, Harry Zeital Way, E5 9RQ



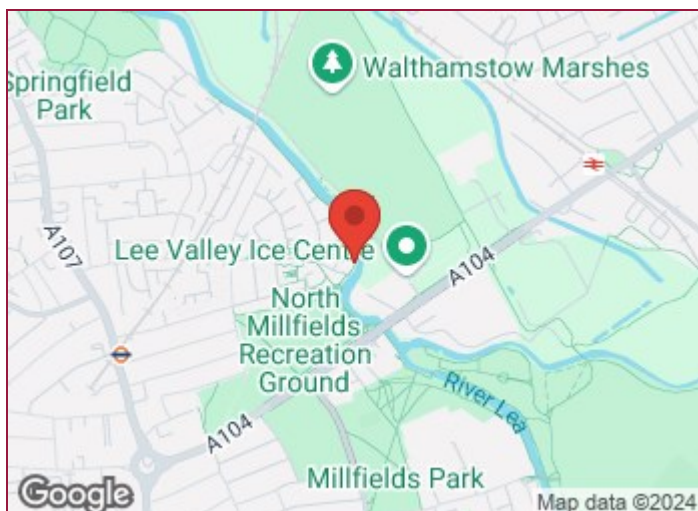
- 3 Double bedroom modern apartment directly overlooking the River Lea
- Modern fitted kitchen open plan to lounge with wood flooring
- Under ground secured parking
- Early viewings required
- Moments from Walthamstow & Hackney Marshes, Chatsworth Road
- Bathroom/WC & En-suite shower room/WC
- Chain free
- Short walk from Clapton Station (direct link to Liverpool St) and Lea Bridge Road Station
- Private balcony overlooking the River Lea
- Ideal first time or buy to let purchase

Wild & Co. are pleased to offer for sale this: 3 Double bedroom modern apartment directly overlooking the River Lea and Walthamstow Marshes.

Situated in the sought-after development opposite Walthamstow & Hackney Marshes, and moments from Chatsworth Road offering a range of cafes, restaurants, and the Sunday Market. Also a short walk from Clapton Station (direct link to Liverpool St) and Lea Bridge Road Station (direct link to Stratford).

Benefiting from modern fitted kitchen open plan to lounge with with wood flooring and direct access to private balcony overlooking the River Lea, bathroom/WC, En-suite shower/WC, lift access and secured underground parking.

Offered chain free, this is an ideal first time or buy to let purchase, early viewings highly recommended.



Directions

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

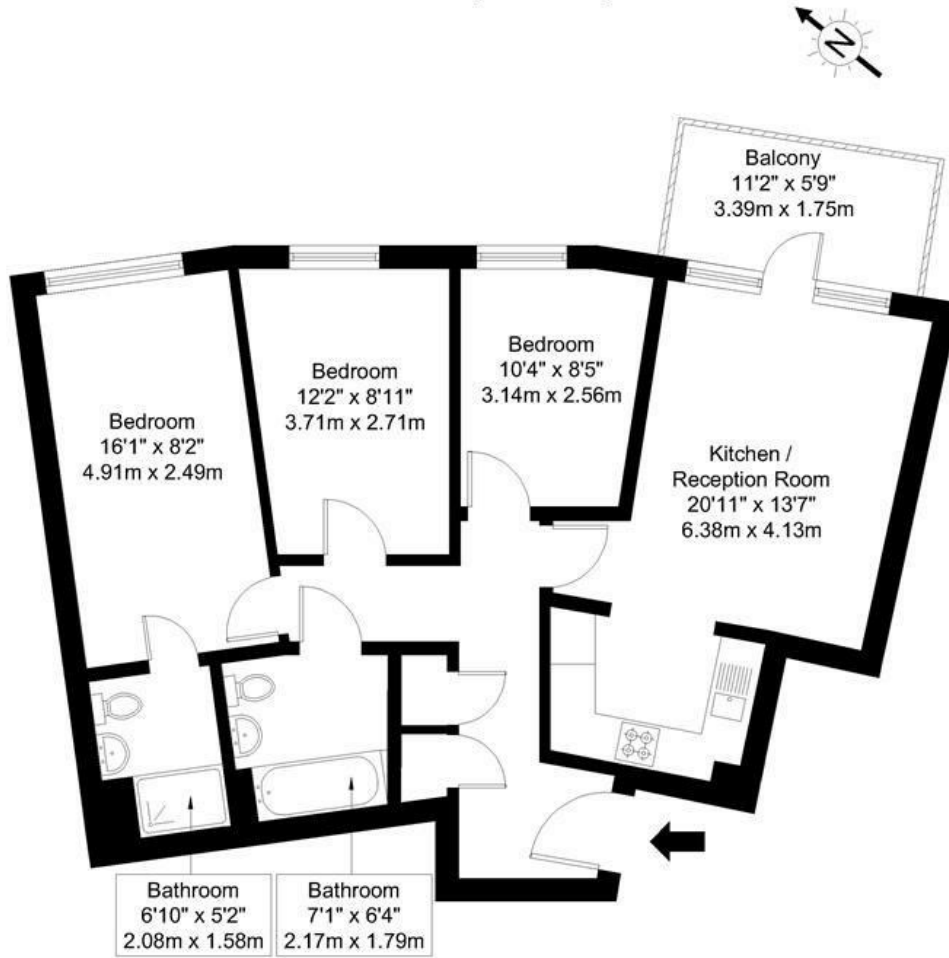


Harry Zeital Way, E5 9RQ

Approx Gross Internal Area = 72.1 sq m / 776 sq ft

Balcony = 5.9 sq m / 64 sq ft

Total = 78 sq m / 840 sq ft



Second Floor

Ref:

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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 | 64 |
| 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 | | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.