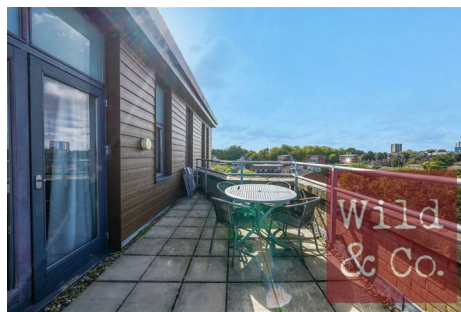


# Wild & Co.

wildandco.uk



## Bamboo Court, Woodmill Road, E5 9GJ

PRICED TO SELL! 2 Bedroom top floor apartment with private roof terrace. Set within this popular development moments from The River Lea, Millfields Park & Walthamstow Marshes offering beautiful walks & cycle routes, walking distance of Clapton Station (City links), Lea Bridge Rd Station (links to Stratford) & Chatsworth Road. Benefiting from: open plan lounge to modern fitted kitchen, bathroom/WC, large private paved roof terrace, underground allocated parking and lift access.

**Offers In Excess Of £400,000 | Leasehold**

# Bamboo Court, Woodmill Road, E5 9GJ



- Top floor apartment with private roof terrace
- Open plan lounge & modern fitted kitchen
- Underground allocated parking
- Early viewing highly recommended
- 2 Bedroopms
- Bathroom/WC
- Moments from The River Lea, Millfields Park & Walthamstow Marshes
- Walking distance of Clapton Station (City links)
- Large private roof terrace
- Priced to sell!

## Full description:

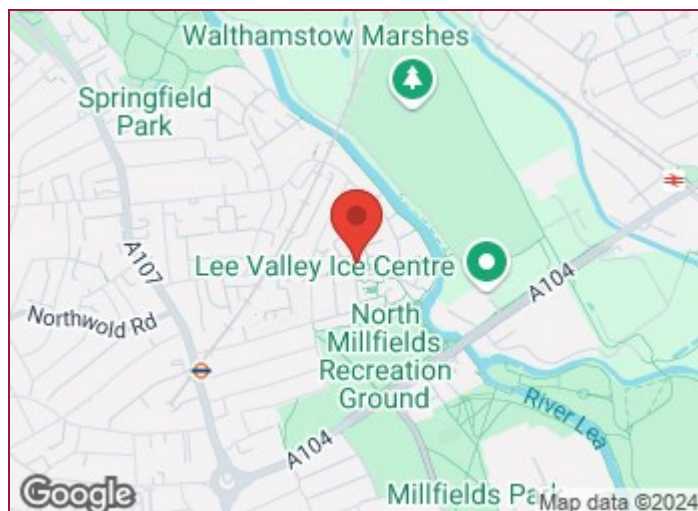
Wild & Co. are delighted to offer for sale this: 2 Bed top floor apartment with private roof terrace.

Set within this popular development moments from The River Lea, Millfields Park & Walthamstow Marshes offering beautiful walks & cycle routes, walking distance of Clapton Station (City links), Lea Bridge Rd Station (links to Stratford) & Chatsworth Road.

Benefiting from:

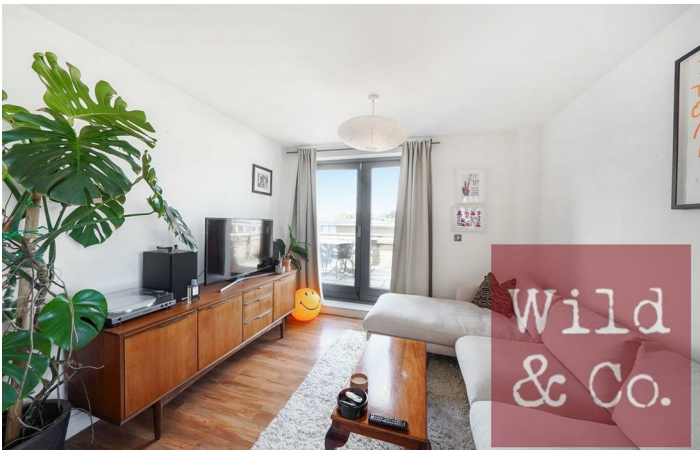
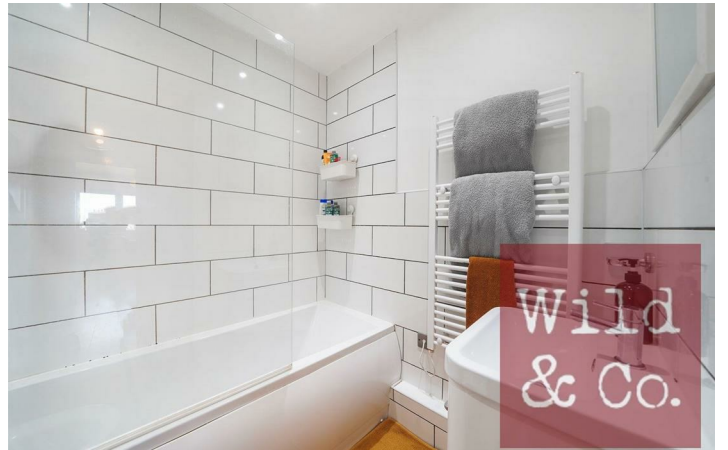
Open plan lounge & modern fitted kitchen  
Bathroom/WC  
Large private paved roof terrace  
Underground allocated parking  
Lift access

Early viewing highly recommended.



## Directions

Accessed from Mount Pleasant Hill. Walking distance of Upper Clapton Rd & Clapton Station (City Links)

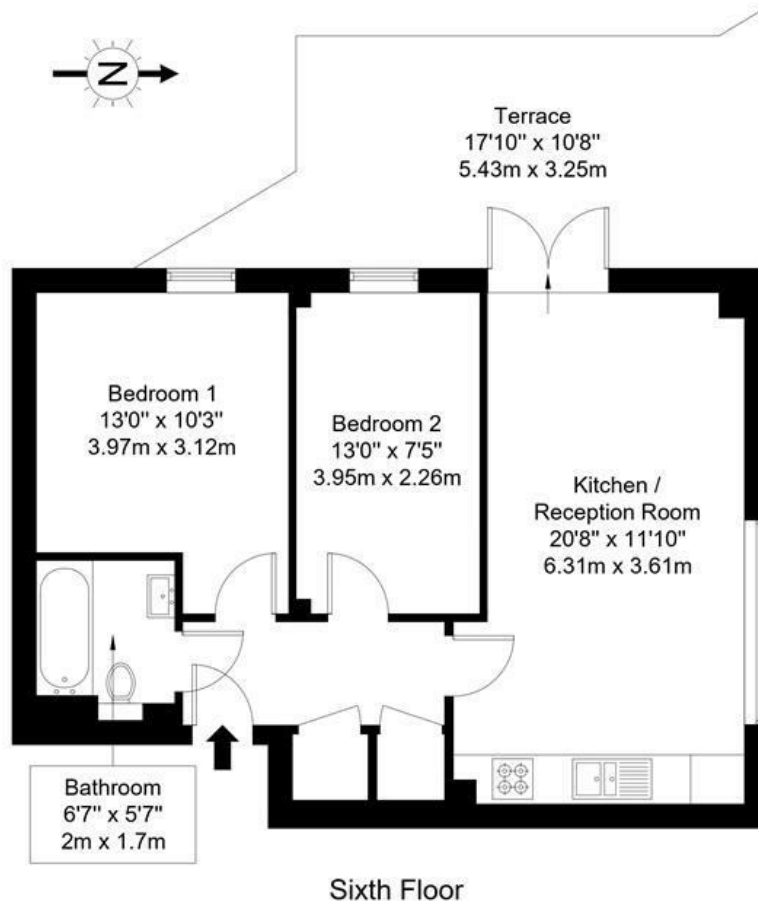


# Woodmill Road, E5 9GJ

Approx Gross Internal Area = 52.5 sq m / 565 sq ft

Terrace = 13.3 sq m / 143 sq ft

Total = 65.8 sq m / 708 sq ft



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		74	81
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			

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.