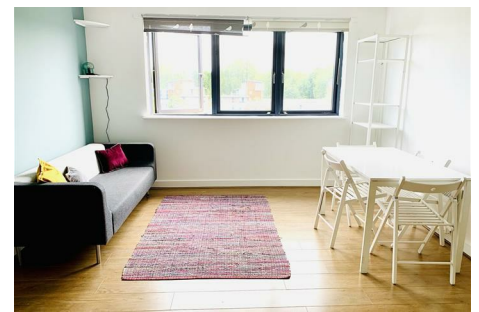


Wild & Co.

wildandco.uk



Woodmill Road, E5 9GB

This well presented double bedroom apartment is situated on the 4th floor of this popular development. Comprising of an open plan reception/modern kitchen, contemporary bathroom and a double bedroom. The property further benefits from 2 secure underground parking spaces.

Set beside 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.

Chain free, ideal first time or buy to let purchase - early viewing recommended.

Guide Price £325,000 | Leasehold

Woodmill Road, E5 9GB



- Double bedroom apartment situated on the 4th floor
- Modern fitted kitchen
- Open plan reception
- Walking distance to Clapton Station (City links), Lea Bridge Road Station (links to Stratford)
- Set beside Lee Valley Park's urban green spaces and heritage sites
- Lift access
- Benefitting from 2 secure parking spaces
- Chain free

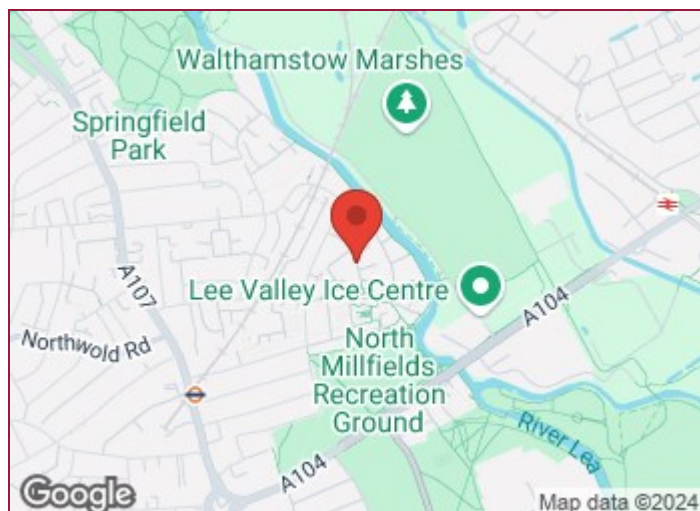
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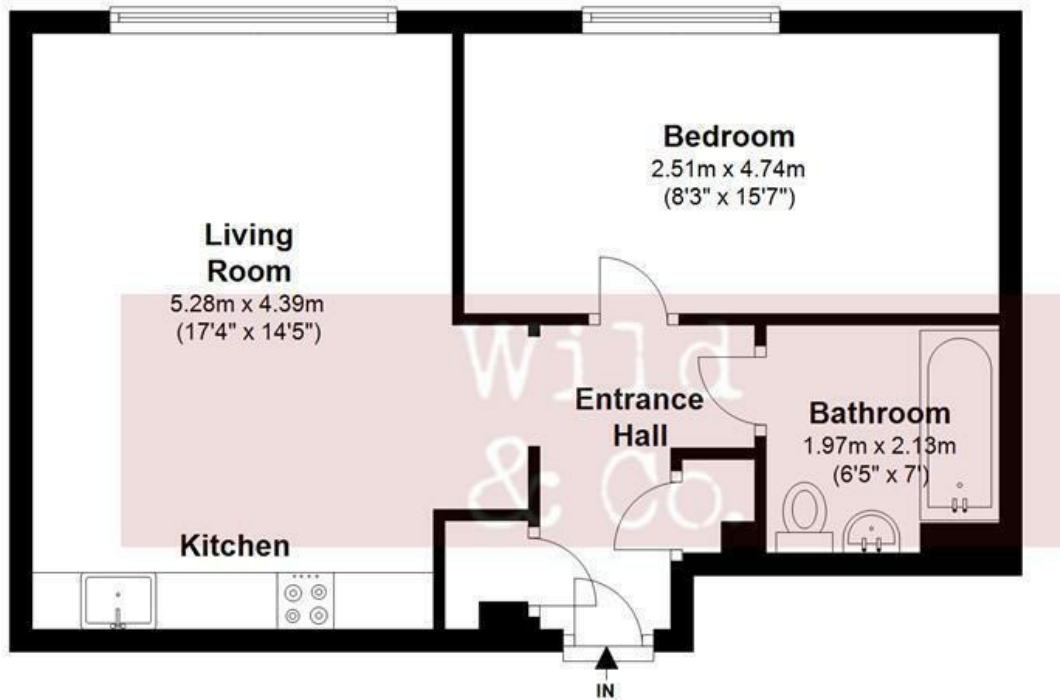
Directions

Woodmill Rd, corner of Mount Pleasant Rd.



Fourth Floor

Approx. 43.4 sq. metres (467.5 sq. feet)



Total area: approx. 43.4 sq. metres (467.5 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			69
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.