

# Wild & Co.

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## Limehouse Lodge, E5 9RN

A beautifully presented two bedroom apartment on the fourth floor of this sought after purpose built block within this prestigious enclave, with stunning views over looking the River Lea.

The apartment has been refurbished by the current owner to a high standard with Ted Todd hard wood herringbone parquet flooring in the reception room, a new kitchen with additional cabinets, quartz work surfaces and integrated dish washer and a new bathroom with rain forest shower and under floor heating. In addition there is a balcony over looking the River, an abundance of storage, and modern fitted wardrobes in both bedrooms.

Located close to Millfield Park and within walking distance of Clapton Station with direct link to Liverpool Street and Lea Bridge Road Station with direct link to Stratford.

Early viewing is highly recommended to avoid disappointment.

**Asking Price £500,000 | Leasehold**

# Limehouse Lodge, E5 9RN



- Bright Spacious Reception
- Under Floor Heating In bathroom.
- Upgraded Kitchen
- Stunning Views over the River Lea
- New Bathroom
- Hard Wood Ted Todd Flooring
- Excellent decorative order
- Underground Parking
- Balcony



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



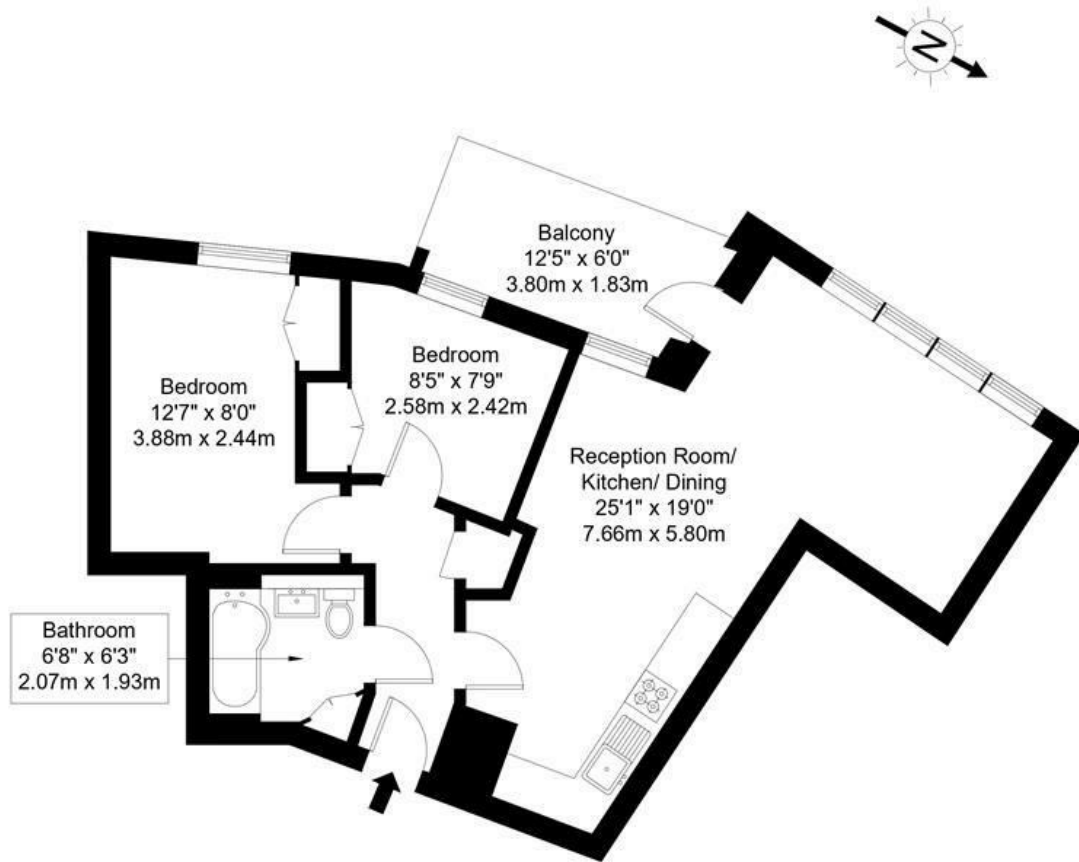


# Harry Zeital Way, E5 9RN

Approx Gross Internal Area = 56.03 sq m / 603 sq ft

Balcony = 6.89 sq m / 74 sq ft

Total = 62.92 sq m / 677 sq ft



Fourth Floor

Ref :

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**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. 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) <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>	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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