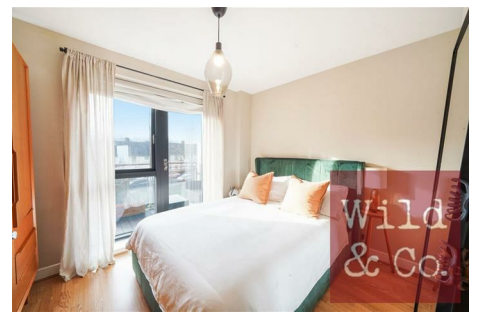


# Wild & Co.

wildandco.uk



## Woodmill Road, E5 9GX

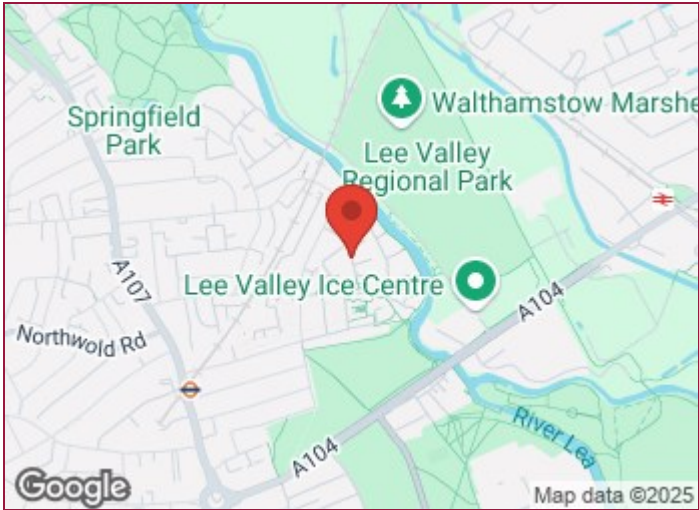
2 DOUBLE BEDROOM APARTMENT WITH SOUTH FACING BALCONY- within this popular development moment from The River Lea, Millfields Pk & Walthamstow Marshes offering beautiful walk & cycle routes. Also walking distance of Clapton Station (City links), Lea Bridge Rd Station (links to Stratford) & Chatsworth Rd. Benefiting from: open plan lounge & fitted kitchen, bathroom/WC, private full width south facing balcony, lift access and offered with no on-going chain. CALL ASAP TO ARRANGE A VIEWING.

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

# Woodmill Road, E5 9GX



- 2 Double bedroom apartment
- Bathroom/WC
- Walking distance of Clapton Station (City links), Lea Bridge Rd Station (links to Stratford)
- View ASAP
- Fitted open plan kitchen
- Private full width south facing balcony
- Ideal first time purchase
- Lounge
- Moments form the River Lea, Millfields Pk & Walthamstow Marshes
- No chain



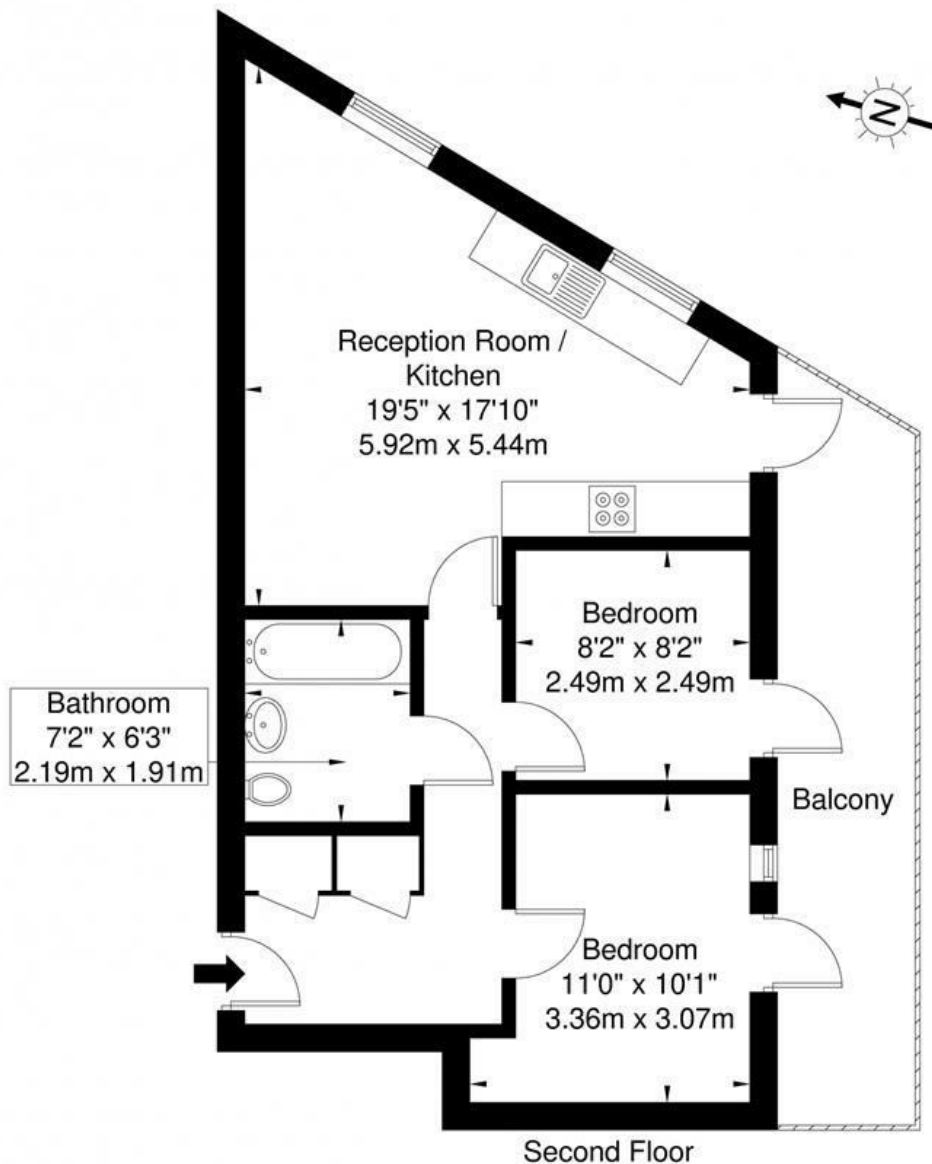
**Directions**  
Accessed form Mount Pleasant Hill, directly off Upper Clapton Road (A107).





# Walnut Court, Woodmill Road, E5 9GX

Approx. Gross Internal Area = 51.2 sq m / 551 sq ft



Ref

Copyright THE **BLÉU** PLAN

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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	<b>81</b>

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	

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.