

# Wild & Co.

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## Fenland House, Harry Zeital Way, E5 9RP

2 Double bedroom apartment with south facing balcony, river & park views.

Set within this popular development overlooking The River Lea, Millfields Park, 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 L-Shape lounge & modern, fully appliance John Lewis designed kitchen, bathroom/WC, en-suite shower/WC, south facing balcony, underground allocated parking and lift access. Chain Free.

**Offers In Excess Of £425,000 | Leasehold**

# Fenland House, Harry Zeital Way, E5 9RP



- 2 Double bedroom apartment with south facing balcony
- Open plan L-Shape lounge
- Underground allocated parking and lift access
- Overlooking The River Lea & Millfields Park
- John Lewis modern designed kitchen - fully appliance
- Chain Free
- Walking distance of Clapton Station (City links) & CHatsworth Rd
- Bathroom/WC & en-suite shower/WC

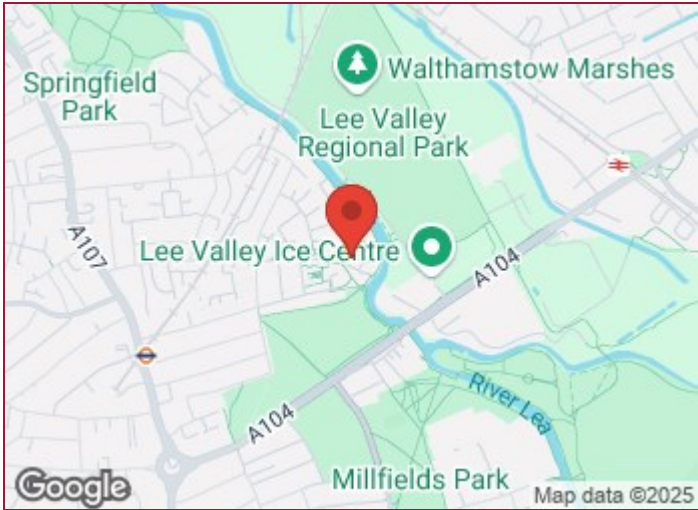
**Full description:**

Wild & Co. are delighted to offer for sale this: 2 Double bedroom apartment with south facing balcony, river & park views.

Set within this popular development overlooking The River Lea, Millfields Park, 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 L-Shape lounge & modern fully appliance John Lewis designed kitchen
- Bathroom/WC
- En-suite shower/WC
- South facing balcony
- Underground allocated parking
- Lift access
- Chain Free



**Directions**

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



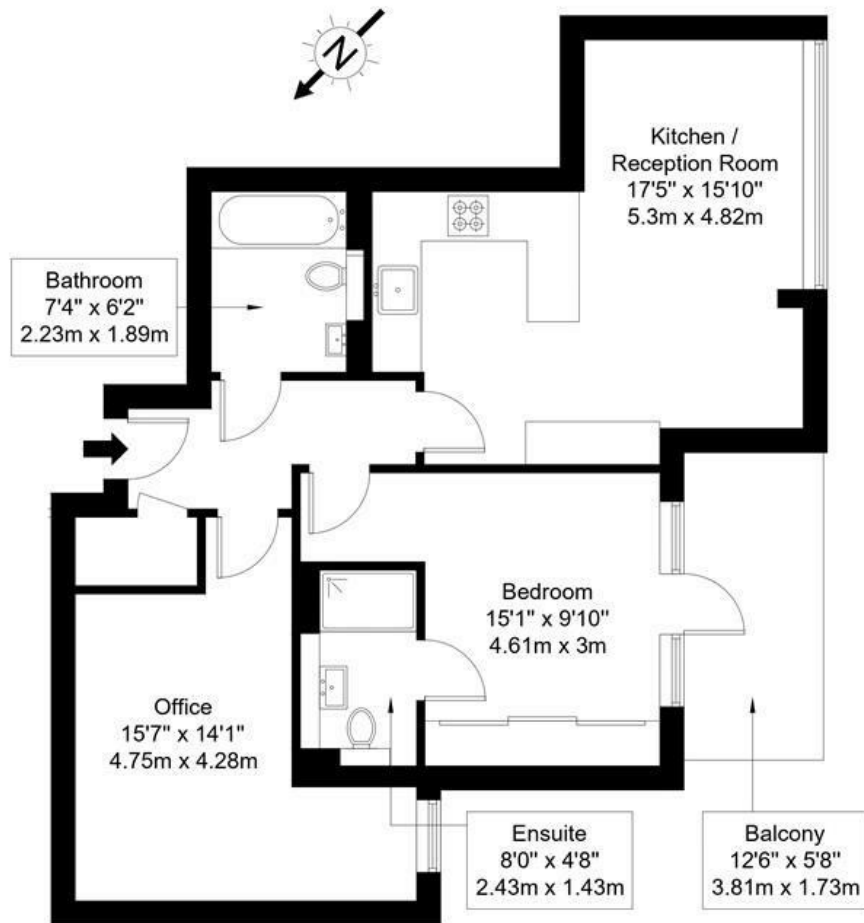


# Harry Zeital Way, E5 9RP

Approx Gross Internal Area = 63.6 sq m / 685 sq ft

Balcony = 6.6 sq m / 71 sq ft

Total = 70.2 sq m / 756 sq ft



First 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. 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) <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 |

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.