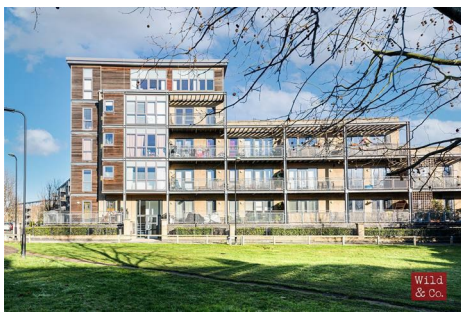


Wild & Co.

wildandco.uk



Woodmill Road, E5 9GX

A fantastic 2 double bedroom apartment set within this popular development, moments from The River Lea, Millfields Park & Walthamstow Marshes, offering beautiful walk & cycle routes. Great transport links to include Clapton Station (City links), Lea Bridge Road Station (Stratford). Benefiting from: open plan lounge & fitted kitchen, bathroom/WC. Furnished or unfurnished. Available from 9/6/25

£1,900 Per Month |

Woodmill Road, E5 9GX



- 2 Double bedrooms
- Bathroom/WC
- Short walk to Clapton Station (City links)
- Fitted kitchen
- Lift access
- Offered furnished or unfurnished
- Open plan lounge
- Moments from The River Lea & Millfields Park

Wild & Co. are delighted to offer for rent this fantastic 2 double bedroom apartment which includes an underground parking space.

Set within this popular development moment from The River Lea, Millfields Park & Walthamstow Marshes, offering beautiful walk & cycle routes. A short distance to Clapton Station (City links) and Lea Bridge Road Station (Stratford).

The popular Chatsworth Road is only a short stroll away, with organic food shops, cafes, restaurants and the Sunday market.

The bus routes offer an easy commute into the City and West End.

Benefiting from: open plan lounge & fitted kitchen, bathroom/WC and lift access.

Entrance: via communal security door, stairs & lifts leading to 2nd floor.

Main front door, leading to:

Hall: entry phone, electric heater, fitted cupboard housing boiler and plumbed for washing machine, fitted storage cupboard, door to:

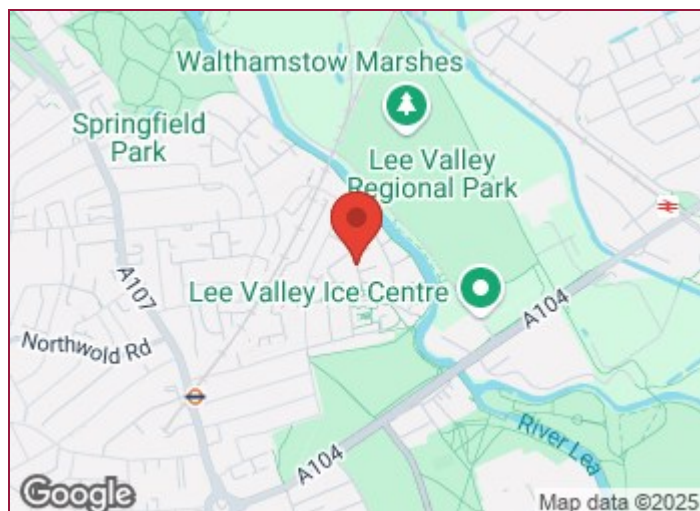
Bathroom/WC: white three-piece suite comprising of: side panel bath with wall mounted shower, low flush WC, wash hand basin, fully tiled walls heated towel rail, extractor fan, spot lights.

Bedroom 1: double glazed window to front aspect, fitted carpet, electric heater.

Bedroom 2: double glazed window to side aspect, fitted carpet, electric heater.

Open plan fitted kitchen: comprising of a range of wall and base mounted units with roll top work surfaces, sink unit with mixer tap and drainer, built in electric oven, hob and extractor, spotlights, dish washer, fridge/freezer. Open to:

Lounge: electric heater, double glazed windows to front aspect, fitted wall shelving, all mounted TV.



Directions

Accessed from Mount Pleasant Hill, directly off Upper Clapton Road (A107).



Walnut Court- E5

Approx. Gross Internal Area 55 sqm / 592 sqf



SECOND FLOOR



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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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		73	74
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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