

Wild & Co.

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Dockside Court, Harry Zeital Way, E5 9RR

A superb 1-bedroom modern apartment adjacent and offering direct views of the River Lea. Millfields Park is within a stones throw of the apartment. Situated in this very sought-after development moments from the vibrant Upper Clapton Road it's myriad range of cafes, restaurants, independant retailers and the Sunday Market at Chatsworth Road. Clapton Station (direct link to Liverpool St) and Lea Bridge Road Station (direct link to Stratford) are within comfortable walking distance. Benefiting from a recessed fitted kitchen open plan to lounge with Juliette balcony, bathroom/WC, double bedroom, lift access. Offered with no chain, this is an ideal first time or buy to let purchase, early viewings highly recommended.

Guide Price £300,000 | Leasehold

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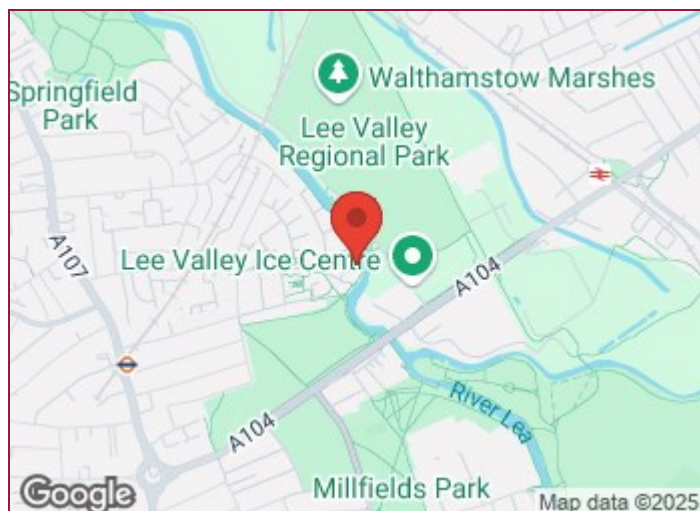
- Modern block
- Close to shopping facilities
- Well presented 1 bedroom apartment
- Early viewing strongly recommended
- Popular development
- Views of River Lea
- Sensibly priced
- Well located for transport
- Stones throw to open green spaces at Millfield Park
- Chain free

Wild & Co. are pleased to offer for sale this: superb 1-bedroom modern apartment adjacent and offering direct views of the River Lea.

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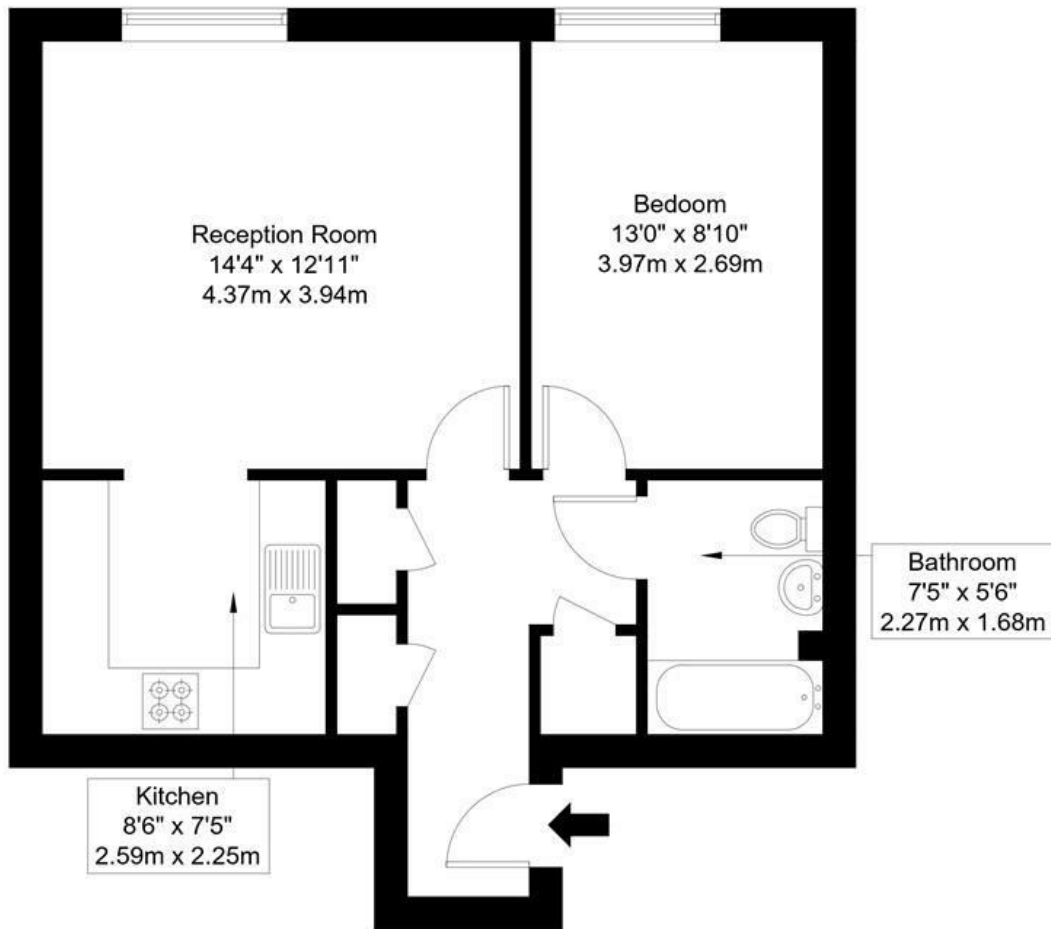
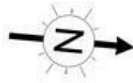
Directions

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



Harry Zeital Way, E5 9RR

Approx Gross Internal Area = 45.84 sq m / 493 sq ft



Fourth Floor

Ref :

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B L E U
P L A N

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) 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	
73	84
England & Wales	
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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