

# Wild & Co.

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## Mill Court, Essex Wharf, E5 9RZ

SOUGHT-AFTER DEVELOPMENT! 2 DOUBLE BEDROOM MODERN APARTMENT, in this private development overlooking the River Lea & Walthamstow Marshes. Close to Clapton Station (City links) & Lea Bridge Station (link to Stratford International), 2 dble beds, bath/WC, en-suite shower/WC, fitted kitchen, lounge, private balcony, bike storage, underground parking, beautiful communal gardens. Offered furnished, available now, view ASAP.

**£2,700 Per Month |**

# Mill Court, Essex Wharf, E5 9RZ



- PRIVATE DEVELOPMENT
- DIRECTLY OVERLOOKING THE RIVER LEA & WALTHAMSTOW MARSHES
- FITTED KITCHEN, LOUNGE
- BATHROOM/WC & EN-SUITE
- PRIVATE BALCONY
- UNDERGROUND SECURED PARKING
- CLOSE TO CLAPTON & LEA BRIDGE ROAD STATIONS
- COMMUNAL GARDENS
- Offered furnished, available now, view ASAP.

Wild & Co. are pleased to offer for rent this; 2 DOUBLE BEDROOM MODERN APARTMENT, situated within this sought after development directly overlooking the River Lea & Walthamstow Marshes.

Walking distance of Clapton Station (City links) and Lea Bridge Station (link to Stratford International), next to Millfields Park and the ever popular Chatsworth Road benefiting from local shops, restaurants & the Sunday market.

Offering beautiful walks and cycle rides along the River Lea, Walthamstow and Hackney Marshes and Millfields Park.

The property also benefits from: 2 double bedrooms, bathroom/WC, en-suite shower/WC, fitted kitchen with fitted appliances, open plan lounge with double glazed door to private balcony directly overlooking The River Lea & Walthamstow Marshes, lift access, bike storage, private underground secured parking, beautiful communal gardens.

Full description:

Entrance: via security door, lift and stairs to upper ground floor.

Main front door leading to:

Hallway: wood flooring, radiator, video entry phone system, spot lighting, fitted cupboard (housing boiler) doors to:

Bedroom 1: fitted carpet, radiator, double glazed window, door to:

En-suite: double walk-in shower cubicle, wash hand basin with mixer tap, low flush WC, chrome heated towel rail, spot lighting, mirrored wall cabinet, fully tiled walls and flooring.

Bedroom 2: fitted carpet, radiator, double glazed window, fitted wardrobes and cupboards.

Bathroom/WC: white three piece suite comprising of; bath with mixer tap and wall mounted shower, low flush WC, wash hand basin with mixer tap, spot lighting, chrome heated towel rail, fully tiles walls and floors, large mirrored wall cabinet.

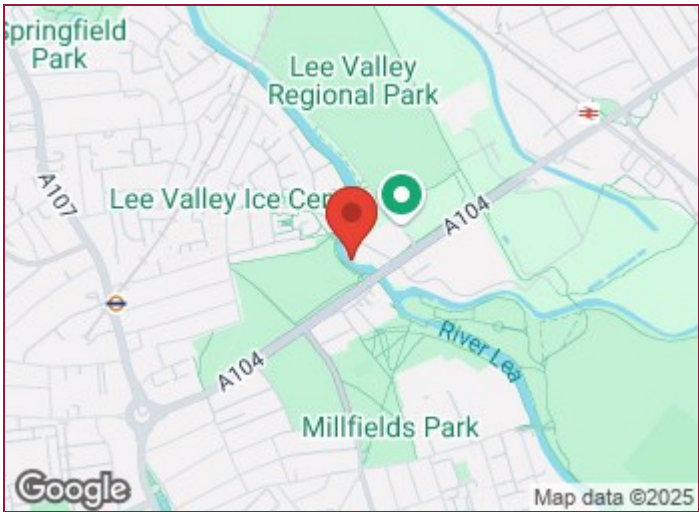
Open plan kitchen: comprising of a range of wall and base mounted units with granite work surfaces, double sink with mixer tap and drainer, integrated fridge/freezer, washer/dryer, dishwasher and built in Bosch electric oven and microwave with electric hob. Wood flooring, spot lighting, open plan to:

Lounge: wood flooring, radiator, spot lighting, large sliding doors to private balcony.

Private balcony, directly overlooking The River Lea, Millfields Park and Walthamstow Marshes.

Underground secured parking - allocated space.

Communal gardens.



## Directions

Directly off Lea Bridge Road (A104), close to Lea Bridge round about, Upper Clapton Rd (A107) & Lower Clapton Rd (A102).



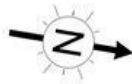


# Essex Wharf, E5 9RZ

Approx Gross Internal Area = 72.41 sq m / 779 sq ft

Balcony = 5.74 sq m / 62 sq ft

Total = 78.15 sq m / 841 sq ft



Ground 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			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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