

Wild & Co.

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Southwold Road, E5 9PB

2 BEDROOM 2nd FLOOR APARTMENT WITH PRIVATE BALCONY WITH PARK VIEWS. The property meets current fire safety regulations and has a valid EWS1 form. Set within this popular development alongside Millfields Park, next to the River Lea and Walthamstow Marshes offering beautiful walks & cycle routes. Walking distance of Clapton Station (City links), Lea Bridge Rd Station (links to Stratford) & Chatsworth Road. Benefiting from: 2 bedrooms, lounge, fitted kitchen, bathroom/WC, private balcony, gas central heating, double glazing and no on-going chain.

Asking Price £450,000 | Leasehold

Southwold Road, E5 9PB



- 2 bedroom apartment - 2nd Floor
 - Bathroom/WC
 - Alongside Millfields Park
 - No chain
- The property meets current fire safety regulations and has a valid EWS1 form
 - Private west facing balcony
 - Next to the River Lea & Walthamstow Marshes
- Lounge & fitted kitchen
 - Double glazed & gas central heating
 - Walking distance of Clapton Station (City links), Lea Bridge Rd Station (links to Stratford) & Chatsworth Rd

Full description:

Wild & Co. are pleased to offer for sale this: 2 BEDROOM 2nd FLOOR APARTMENT WITH PRIVATE BALCONY AND PARK VIEWS.

Set within this popular development alongside Millfields Park & next to the River Lea and Walthamstow Marshes offering beautiful walks & cycle routes. Walking distance of Clapton Station (City links), Lea Bridge Rd Station (links to Stratford) & Chatsworth Road.

Benefiting from: 2 bedrooms, lounge, fitted kitchen, bathroom/WC, gas central heating, double glazed windows, private balcony and no on-going chain.

The property meets current fire safety regulations and has a valid EWS1 form.

Entrance: via communal door, stairs and lift 2nd floor leading to main front door:

Hallway: entry phone, radiator, fitted carpet, 2 x fitted cupboards, doors to:

Bedroom 1: wood laminated flooring, radiator, double glazed window to side, door to bathroom.

Bedroom 2: wood laminated flooring, radiator, floor to ceiling double glazed window.

Lounge: wood laminated flooring, radiator, double glazed windows and door to balcony.

Fitted kitchen: comprising of a range of wall and base mounted units with work surfaces, stainless steel 1.5 sink unit with mixer tap and drainer, built in electric oven with hob and pull-out extractor, integrated dish washer, space for fridge freezer, spot lighting, tiled flooring.

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

Private balcony: West facing, park views.



Directions

At the bottom of Southwold Road, directly off Upper Clapton Rd (A107).



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Approx Gross Internal Area = 58.3 sq m / 628 sq ft

Balcony = 3.2 sq m / 34 sq ft

Total = 61.5 sq m / 662 sq ft



Second 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 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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