

Wild & Co.

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Harry Zeital Way, E5 9RP

CHAIN FREE – Newly Redecorated 2-Bedroom Apartment with South-Facing Balcony and River Views

This beautifully presented and newly redecorated two double bedroom apartment is set within a popular modern development overlooking the River Lea and Millfields Park. Offering bright, airy living with picturesque river and park views, the property is ideally located for scenic walks, cycling routes, and easy access to transport links. The apartment features a spacious open-plan lounge with a modern fitted kitchen, a south-facing private balcony, a main bathroom/WC, and an en-suite shower room to the principal bedroom. Further benefits include secure allocated parking, lift access, and no onward chain. Situated within walking distance of Clapton Station (City connections), Lea Bridge Road Station (links to Stratford), and the independent shops, cafés, and market on Chatsworth Road, this apartment offers a perfect blend of comfort, convenience, and lifestyle. Early viewing is highly recommended.

Guide Price £425,000 | Leasehold

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- 2 Double bedroom apartment
- Walking distance of Clapton Station (City links)
- En-suite shower/WC
- Chain Free
- South facing balcony
- Open plan lounge to fitted kitchen,
- Secured allocated parking & lift access
- Overlooking The River Lea & Millfields Park,
- Bathroom/WC
- Newly redecorated throughout.

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

Newly redecorated throughout.

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 lounge to fitted kitchen
- Bathroom/WC
- En-suite shower/WC
- South facing balcony
- Secured allocated parking
- Lift access
- Chain Free



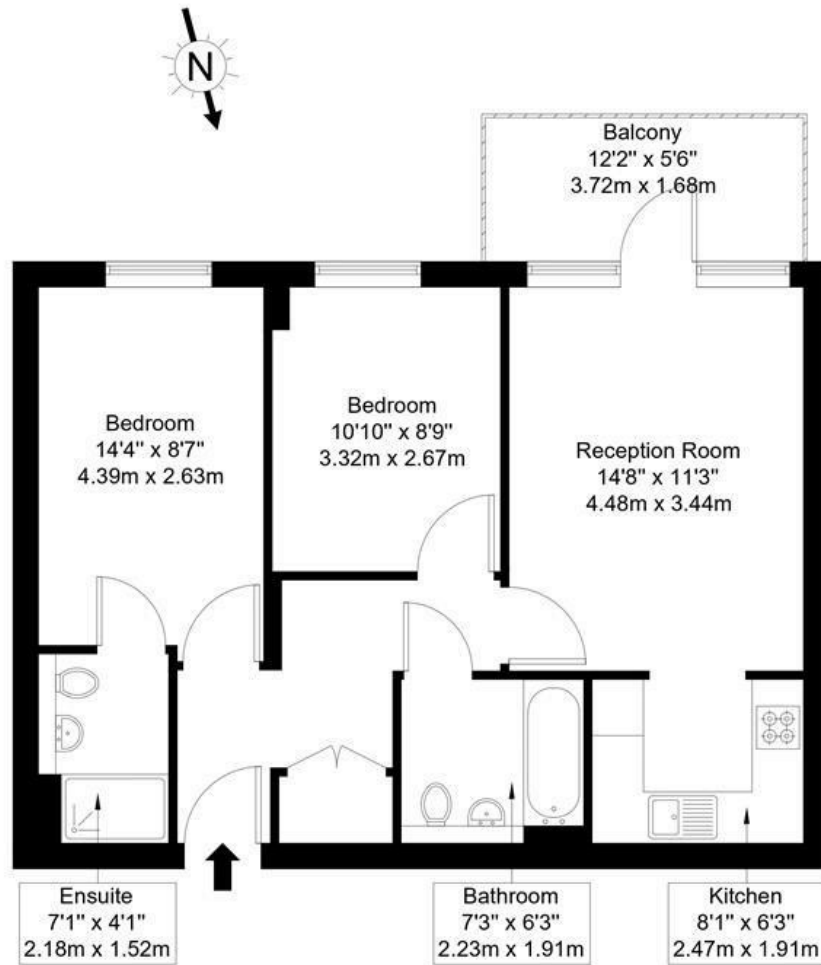
Directions

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



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Approx Gross Internal Area = 58 sq m / 624 sq ft



First 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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