







Tenure: Leasehold

# Woodmill Road, London, E5

- · Chain free
- Private balcony
- Close to River Lea

- One bedroom
- Ample storage
- Close to transport links



## Woodmill Road, London, E5

#### **DESCRIPTION**

Available chain free and arranged over the raised ground floor of a well-maintained purpose built block is this beautiful one bedroom apartment boasts over 490 sq. ft. (45 sqm.) of internal accommodation.

The property comprises of a 23ft open plan kitchen/reception room with access to a private balcony, master bedroom, modern bathroom and ample storage throughout, communal gardens leading to the river tow-path, River Lea and the stunning views across Walthamstow marshes.

Bamboo court is situated on Woodmill Road, just moments just moments from the many bars, restaurants, coffee houses of Clapton and only a short walk from the stunning Springfield Park.

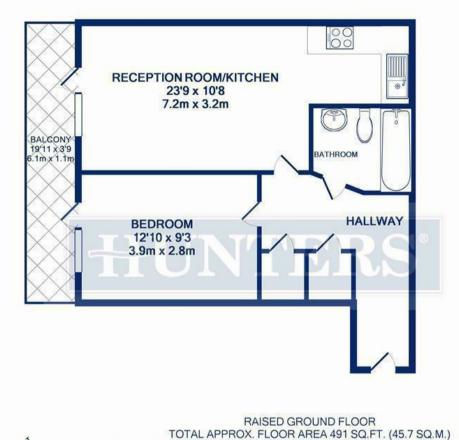
Transport links include, Clapton Station (Overground), Lea Bridge Station (Overground) and a wide variety of bus routes into The City and West End.













Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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### Viewing

Please contact our Hunters Stoke Newington Office on 0207 2497 499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16 0UL

Tel: 0207 2497 499 Email:



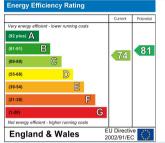


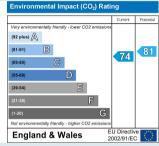
ı https://www.hunters.c

#### Council Tax: C

# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

