Wild & Co.

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Mill Court, Essex Wharf, E5 9RZ

Stylish 2-Bedroom Apartment with River Views. A highly sought-after modern two double bedroom apartment set within a private development overlooking the River Lea and Walthamstow Marshes.
Ideally located within easy reach of Clapton Station (providing convenient access to the City) and Lea Bridge Station (with direct links to Stratford International), this property offers both comfort and connectivity.The apartment features: Two double bedrooms, contemporary bathroom/WC, en-suite shower/WC, fully fitted modern kitchen, bright and airy lounge area with direct access to private balcony with scenic views. Additional benefits include: secure bike storage, underground parking & beautifully maintained communal gardens. Early viewing is highly recommended.

Offers In Excess Of £550,000 | Leasehold

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- 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

Wild & Co. are delighted to offer for rent this exceptional two double bedroom modern apartment, ideally positioned within a highly sought-after private development overlooking the River Lea and Walthamstow Marshes.

Perfectly located within walking distance of Clapton Station (offering direct City links) and Lea Bridge Station (providing easy access to Stratford International), the property also sits adjacent to Millfields Park and the vibrant Chatsworth Road, well known for its independent shops, cafés, restaurants, and popular Sunday market.

Surrounded by scenic green spaces, the location offers beautiful walking and cycling routes along the River Lea, Walthamstow Marshes, Hackney Marshes, and Millfields Park.

- Property Features
- Two spacious double bedrooms
- En-suite shower room to master bedroom
- Modern family bathroom/WC
- Stylish open-plan kitchen and reception area
- Fully fitted kitchen with integrated appliances (including Bosch oven & microwave)
- Private balcony with direct river and park views
- Secure underground allocated parking
- Lift access
- Bike storage
- Well-maintained communal gardens

Full Accommodation Details:

Entrance:
Accessed via secure entry system with lift and stair access to the upper ground floor.

Hallway:
Wood flooring, radiator, video entry phone system, spot lighting, and a fitted storage cupboard housing the boiler.

Bedroom One:
Double bedroom with fitted carpet, radiator, double glazed window, and access to en-suite.

En-suite Shower Room:
Modern suite comprising walk-in shower, wash hand basin with mixer tap, low flush WC, chrome heated towel rail, mirrored cabinet, and fully tiled walls and flooring.

Bedroom Two:
Double bedroom with fitted carpet, radiator, double glazed window, and built-in wardrobes and storage cupboards.

Family Bathroom/WC:
Contemporary three-piece suite including bath with mixer tap and wall-mounted shower, wash basin, low flush WC, chrome heated towel rail, large mirrored cabinet, and fully tiled finish.

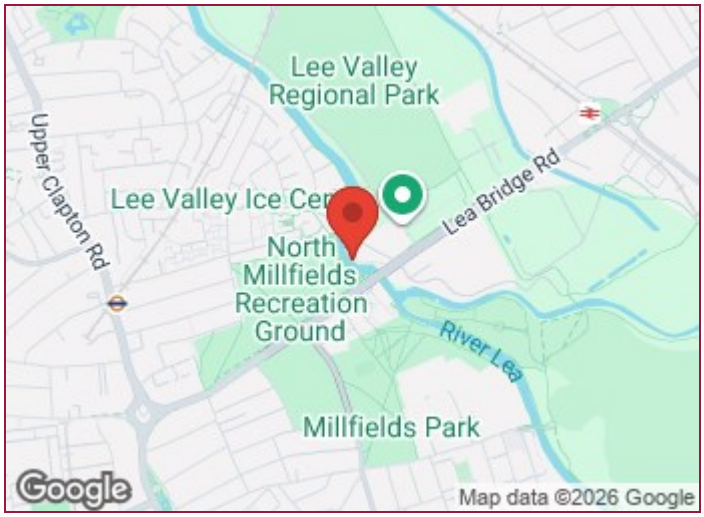
Open-Plan Kitchen:
Modern fitted kitchen with a range of wall and base units, granite work surfaces, double sink with mixer tap, and integrated appliances including fridge/freezer, washer/dryer, dishwasher, and Bosch oven, microwave, and electric hob.

Lounge Area:
Bright and spacious with wood flooring, radiator, spot lighting, and large sliding doors opening onto the private balcony.

Private Balcony:
Enjoy uninterrupted views across the River Lea, Millfields Park, and Walthamstow Marshes.

Additional Benefits:

Secure underground allocated parking space
Landscaped communal gardens



Directions

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

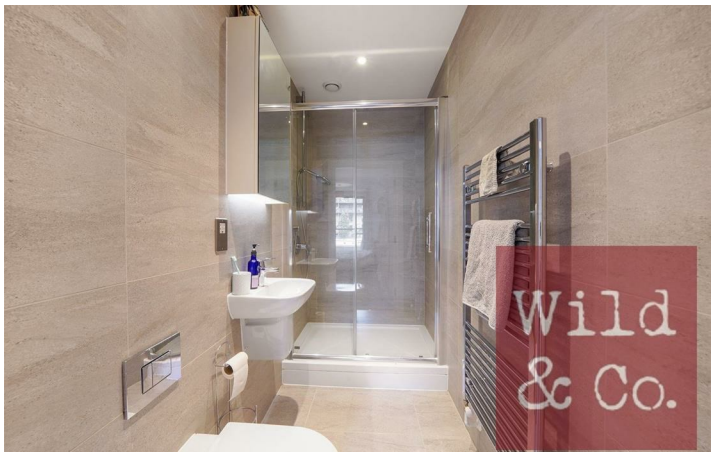

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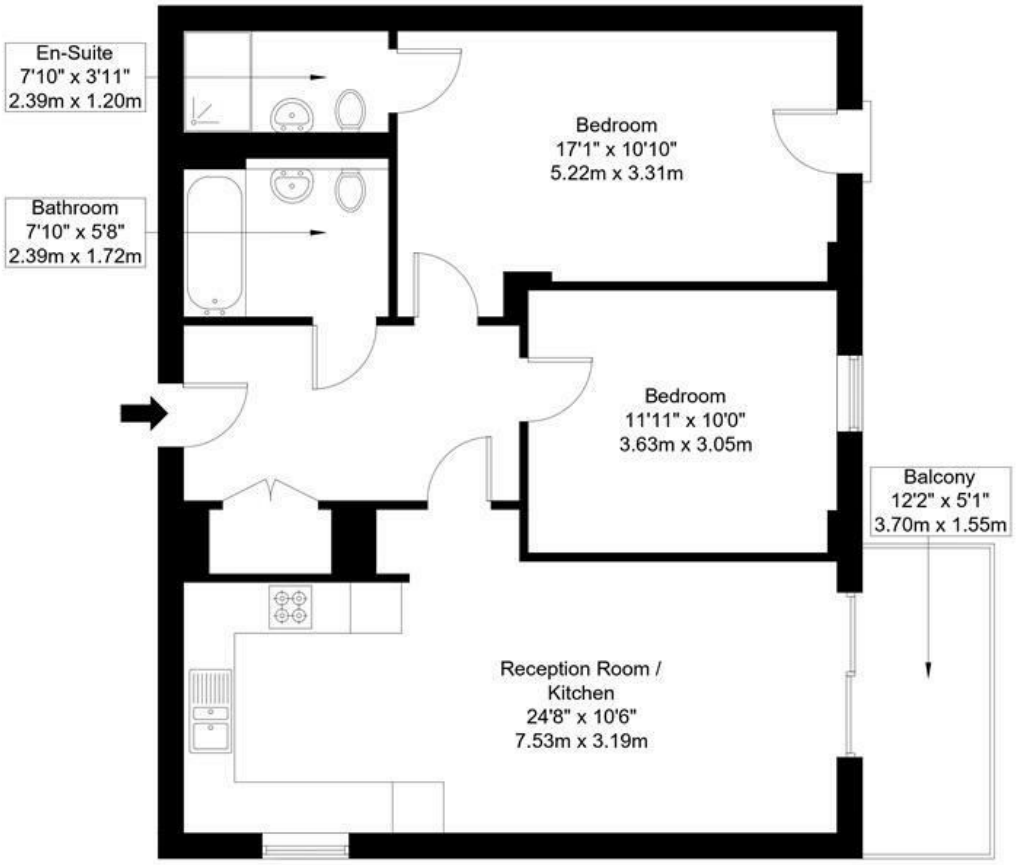

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Approx Gross Internal Area = 72.41 sq m / 779 sq ft
Balcony = 5.74 sq m / 62 sq ft
Total = 78.15 sq m / 841 sq ft

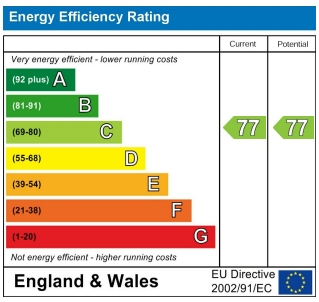


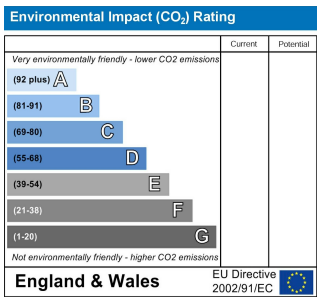
Ground Floor

Ref :

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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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