

# Wild & Co.

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## Waterfront House, Harry Zeital Way, E5 9RQ

Ideal first time purchase or buy to let. With stunning views over the Lee River and open parkland this is an opportunity not to be missed. A light spacious apartment situated in the popular Harry Zeital Way development. Consisting of 1 bedroom, reception room with recessed kitchen area and fitted bathroom. Local shops can be found on Mount Pleasant Lane and Upper Clapton Road with it's myriad of independant and multi national retailers and vibrant night life. The apartment has been maintained to a good standard and is being sold with no upper chain.

**Guide Price £350,000 | Leasehold**

# Waterfront House, Harry Zeital Way, E5 9RQ



- Beautiful view over the River Lea
- Open spaces and cycle path on the doorstep
- Walking distance to Clapton Overground Station and bus routes
- Vibrant high street
- Buzzing night life
- Well proportioned light airy rooms
- Ample storage
- Balcony

Ideal opportunity to buy your first home by the River Lea.

Wild & Co. are pleased to offer for sale this: stunning views over the Lee River and open parkland this is an opportunity not to be missed.

A light spacious apartment situated in the popular Harry Zeital Way development. Consisting of 1 bedroom, reception room with recessed kitchen area and fitted bathroom.

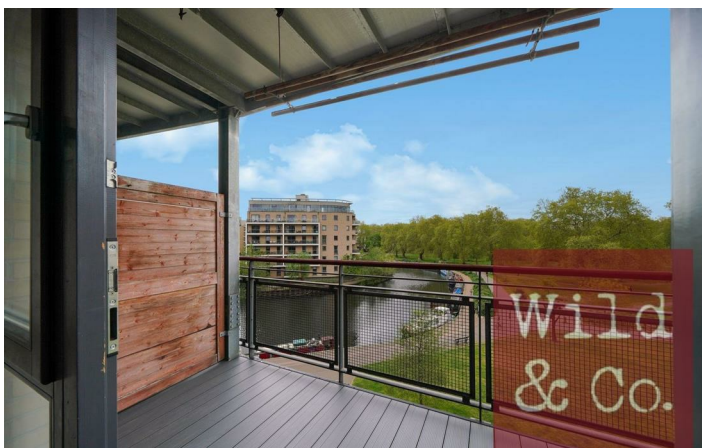
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## Directions

Waterfront House is part of the Harry Zeital Way development and can be found at the bottom of Mount Pleasant Hill which comes directly off Upper Clapton Road.

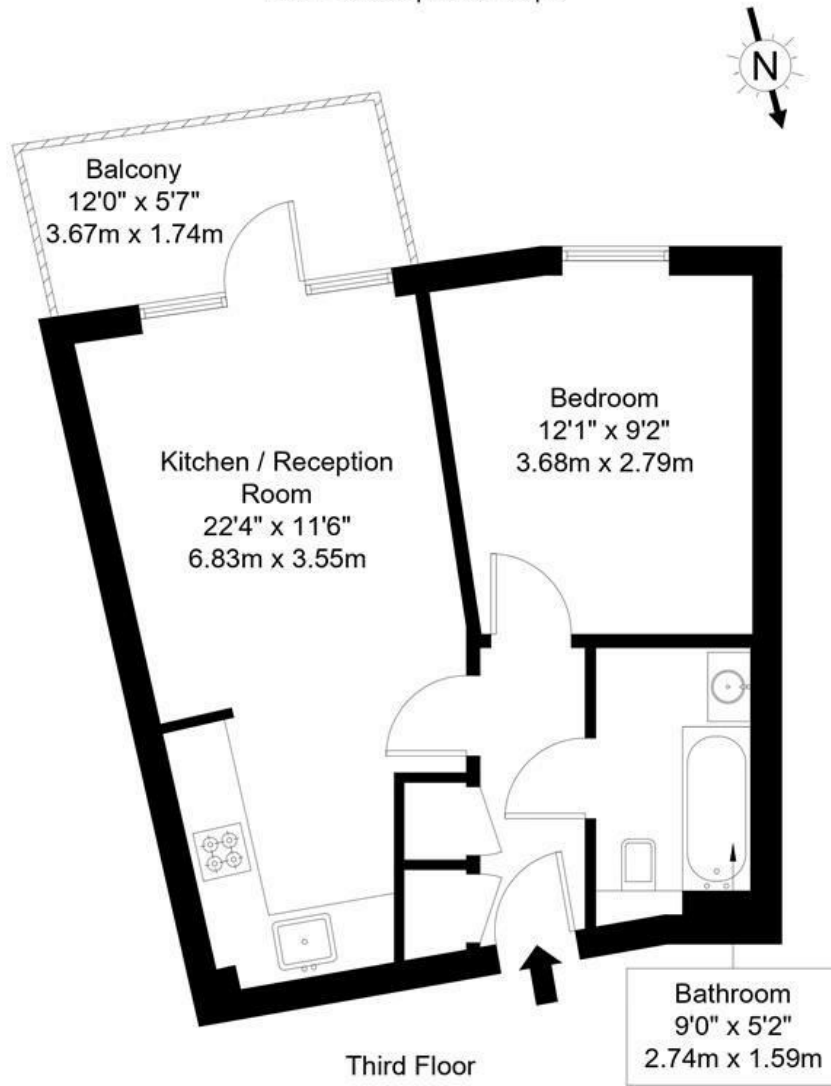


# Harry Zeital Way, E5 9RQ

Approx Gross Internal Area = 42.03 sq m / 452 sq ft

Balcony = 6.37 sq m / 69 sq ft

Total = 48.4 sq m / 521 sq ft



Ref :

Copyright **BLEU PLAN**

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) <b>A</b>			<b>69</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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