

# Wild & Co.

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## Fenland House, E5 9RP

NOW UNDER OFFER - ANOTHER REQUIRED! Spacious 2-Bedroom Apartment with South-Facing Balcony, River & Park Views. Located on the 3rd floor of a sought-after riverside development, this well-presented, light and airy two double bedroom apartment boasts beautiful views over the River Lea and Millfields Park. Enjoy scenic walks and cycle routes right on your doorstep, with excellent transport links nearby – just a short walk to Clapton Station (City connections), Lea Bridge Road Station (links to Stratford), and Chatsworth Road with its array of shops, cafés, and markets. Key Features: 2 double bedrooms, south-facing private balcony with direct access from the lounge, open-plan modern fitted kitchen bathroom/WC & en-suite shower room, allocated secure parking, lift access, owner-occupied & well maintained, chain free sale. This apartment combines comfort, location, and lifestyle – ideal for professionals, first-time buyers, or as a sound investment opportunity. Early viewing is highly recommended!

**Offers In Excess Of £400,000 | Leasehold**

# Fenland House, E5 9RP



- 2 Double bedrooms
- Bathroom/WC & en-suite shower room,
- Owner-occupied & well maintained
- South-facing private balcony
- Allocated secure parking
- Chain free sale
- Lounge & open-plan modern fitted kitchen
- Lift access
- View ASAP

PRICED TO SELL – CHAIN FREE

Wild & Co. are delighted to offer for sale this: spacious 2-Bedroom Apartment with South-Facing Balcony, River & Park Views.

Located on the 3rd floor of a sought-after riverside development, this well-presented, light and airy two double bedroom apartment boasts beautiful views over the River Lea and Millfields Park. Enjoy scenic walks and cycle routes right on your doorstep, with excellent transport links nearby – just a short walk to Clapton Station (City connections), Lea Bridge Road Station (links to Stratford), and Chatsworth Road with its array of shops, cafés, and markets.

Key Features:

Two double bedrooms

South-facing private balcony with direct access from the lounge

Open-plan modern fitted kitchen

Spacious lounge/dining area

Bathroom/WC & en-suite shower room

Allocated secure parking

Lift access

Owner-occupied & well maintained

Chain free sale

This apartment combines comfort, location, and lifestyle – ideal for professionals, first-time buyers, or as a sound investment opportunity.

Early viewing is highly recommended!



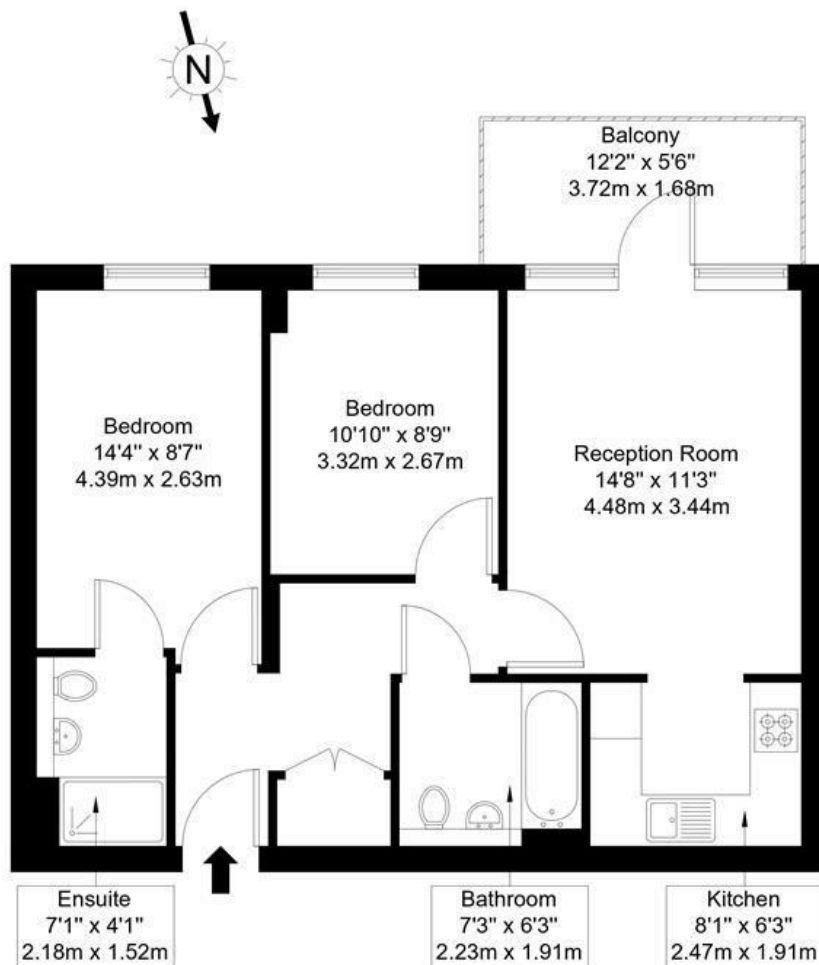
## Directions

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



# Harry Zeital Way, E5 9RP

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



First 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>		75	87
	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>			
(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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