Woodmill Road, London, E5

BUTLER & STAG

Light and spacious two bedroom two bathroom apartment with a large balcony and an underground parking space, conveniently located for Clapton overground station and surrounded by open green spaces.

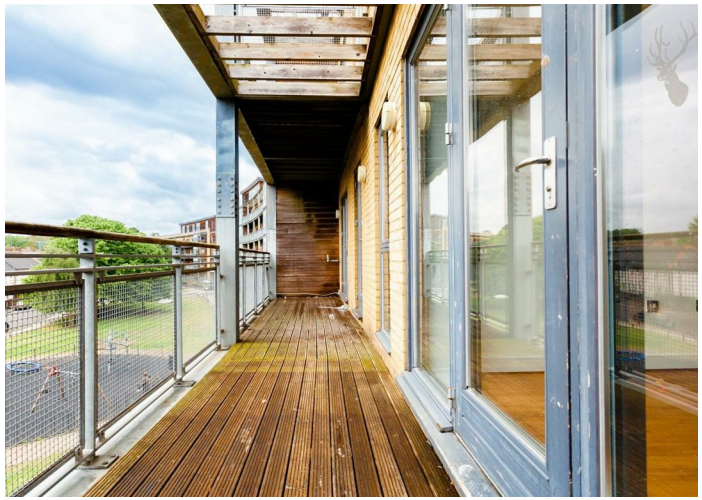
- Two Double Bedroom Apartment
- Underground Parking Space
- Clapton Overground Station Nearby
- Unfurnished
- Two Bathrooms
- Large South-Facing Balcony
- Surrounded by Green Spaces and the River Lea
- Available from 4th July 2025

Situated on the second floor of a secure block with a lift, the property comprises of an open-plan kitchen / reception with access to a south-facing balcony, two double bedrooms and two bathrooms (one en-suite).

The location provides convenient access to local shops and is just moments from Millfields Park and Leyton / Walthamstow Marshes, as well as the River Lea, perfect for summer walks, runs and bike rides.

Ideally suited to a professional couple or two sharers, this property is offered unfurnished and is available from 4th July 2025.

EPC Rating B
Council Tax Band D



Walnut Court, E5

Approx. Gross Internal Area 616 Sq Ft - 57.23 Sq M (Excluding Balcony)
Approx. Gross Internal Area 810 Sq Ft - 75.25 Sq M (Including Balcony)

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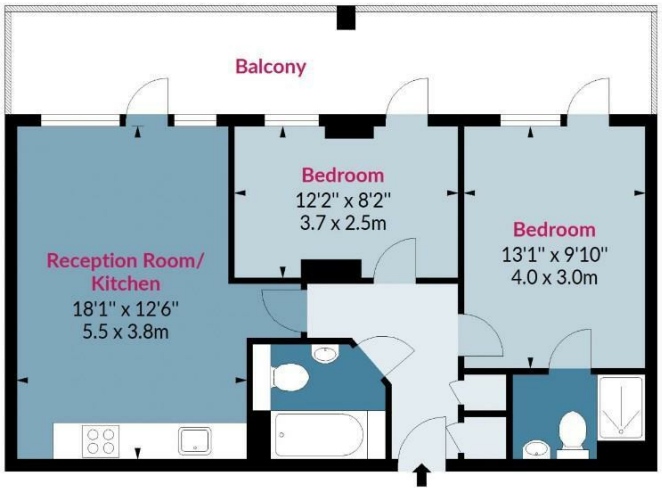

Second Floor

Floor Area 616 Sq Ft - 57.23 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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