

# Wild & Co.

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## **Knightley's Court, Wellington Road, E10 7QA**

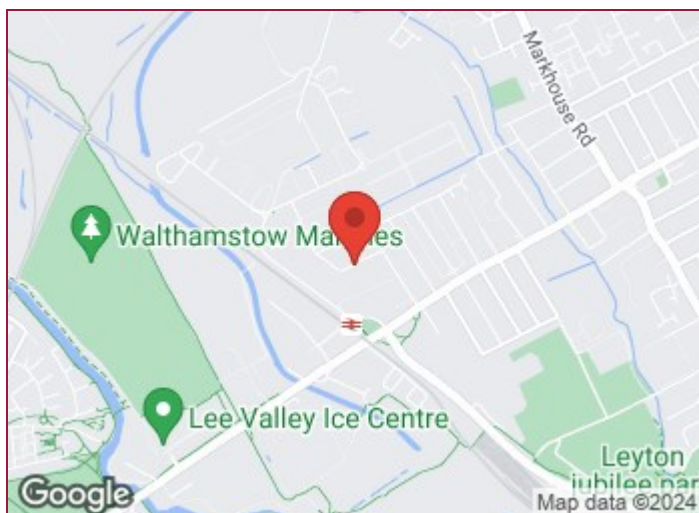
This large 783 square foot apartment is a fantastic opportunity for someone looking to take their first step onto the property ladder. With two large bedrooms and a separate study, it's suitable for both families and first-time buyers who want to rent out their second room. A rare find within this price bracket - the apartment also has gated parking and its own allocated parking space. Lea Bridge is an up-and-coming area with some great local spots, including the newly opened Pavilion Bakery, the much loved Hanoi Ca Phe, and Hare and Hounds pub all just a few minutes' walk away. The apartment is moments away from Lea Bridge station, which is just one stop away from Stratford (Central, DLR, Elizabeth & Jubilee lines) and Tottenham Hale (Victoria line). The apartment is excellently located for nature lovers, with the Waterworks Nature Reserve, Hackney Marshes, Walthamstow reservoir and the River Lea all on your doorstep.

**Offers In Excess Of £325,000 | Leasehold**

# Knightley's Court, Wellington Road, E10 7QA



- Two large bedrooms
- Gated allocated parking space
- Low rise development
- Separate study
- Shared garden & playground
- Bathroom/WC
- Short walk to Lea Bridge Station
- Quiet top floor apartment
- 783 sq ft



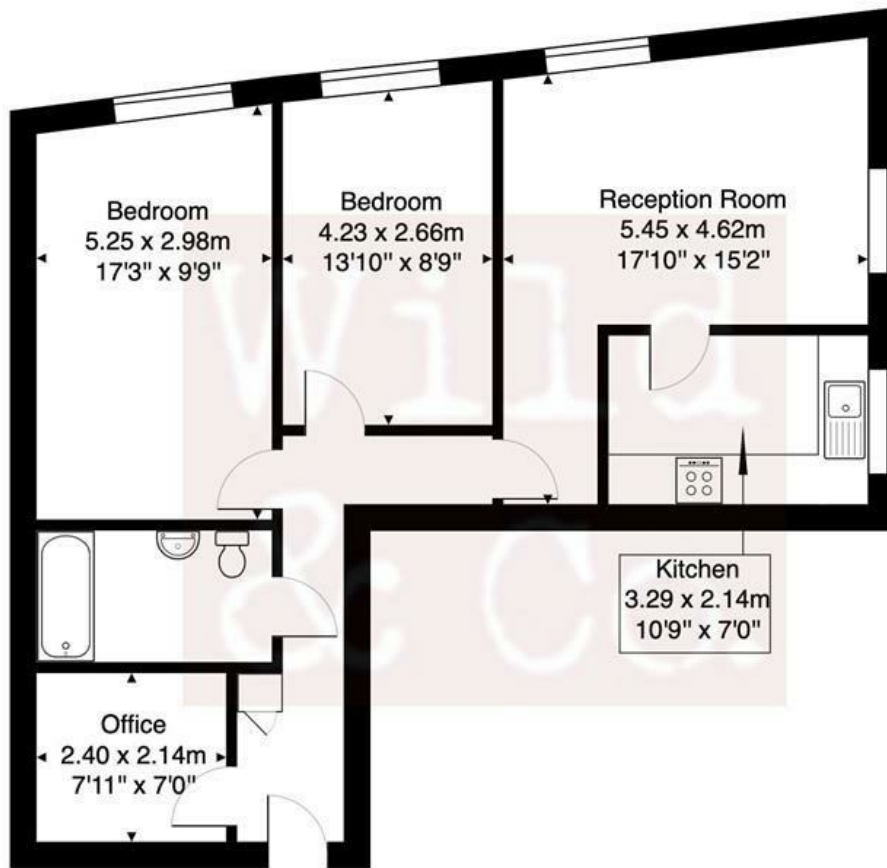
## Directions

Wellington Road, corner of Burwell Road, off Lea Bridge Rd (A10)



# Knightley Court- E10

Approximate Gross Internal Area 72.7 m<sup>2</sup> ... 783 ft<sup>2</sup>



## SECOND FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	80
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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