

# Wild & Co.

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## Nye Bevan Estate, E5 0AG

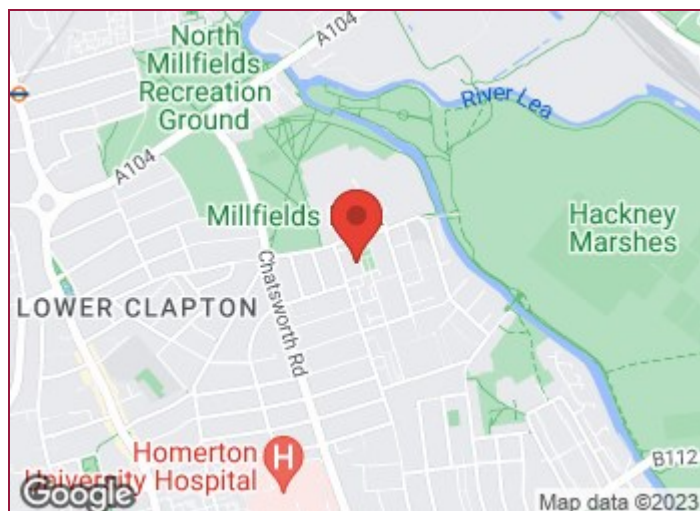
2 Double bedroom spit level maisonette with west facing garden. Front garden, own front door, lobby, lounge, kitchen/diner, first floor bathroom. Moments' walks from Chatsworth Road with local Cafes and restaurants, Millfields Park, the River Lea offering beautiful walk and cycle routes to Hackney Wick and the Olympic Village. Early viewing required!

**£1,800 Per Month |**

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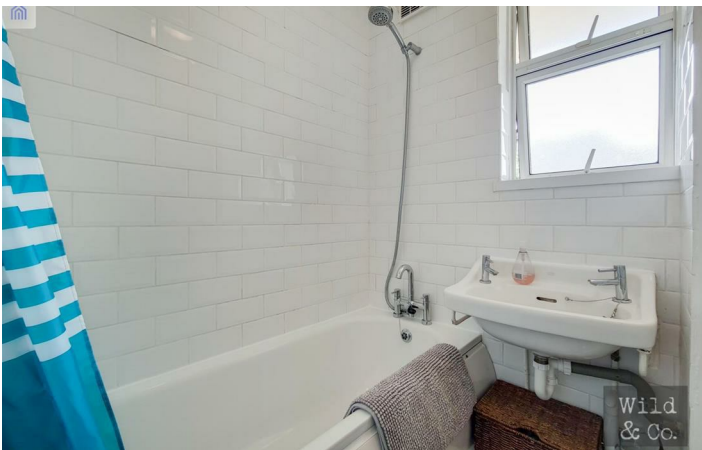
- Spit level maisonette
  - Front garden & own front door
  - First floor bathroom.
  - 2 Double bedroom
  - Lounge
  - Moments' from Chatsworth Road
  - West facing garden
  - kitchen/diner
  - Moments from Millfields Park & the River Lea
- Early viewing required!

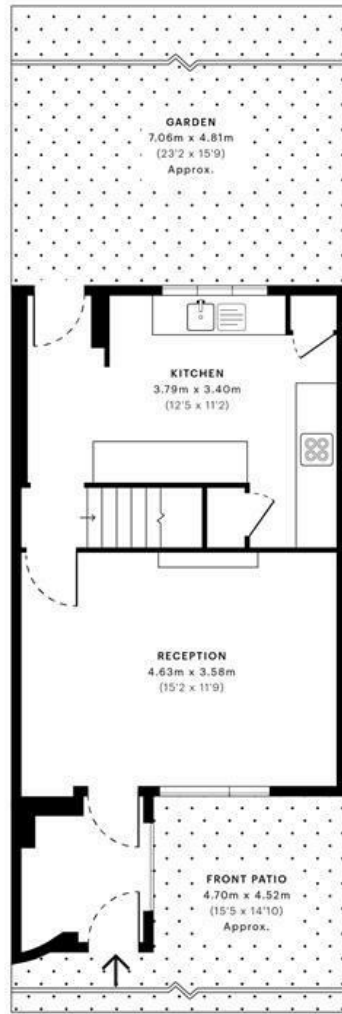


## Directions

Accessed from Glyn Road, off Millfields Road.







**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
71.78 sqm / 772.63 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
66.53 sqm / 716.12 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 70.20 sqm / 755.63 sqft  
IPMS 3C RESIDENTIAL 67.39 sqm / 725.38 sqft

SPEC ID 62cbe955caf5ad0ddb031a28

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>		73	77
(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>			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.