

Wild & Co.

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Wigan House, E5 9JE

1 Bedroom purpose built flat, situated on the third floor. Moments' walk from Springfield Park and Upper Clapton Road (A107) with great bus links to Manor House and Lower Clapton, easy walking distance of Clapton Station with direct link to Liverpool Street. This well maintained flat is light and airy, benefiting from modern fitted kitchen with recently fitted combination boiler, fitted bathroom/WC, separate lounge, and double bedroom with recently fitted carpets. Offered with no chain, this is an excellent first-time purchase or buy-to-let. Early viewing recommended!

Guide Price £300,000 | Leasehold

Wigan House, E5 9JE



- 1 Bedroom purpose built flat
- Walking distance of Clapton Station (direct link to Liverpool St.)
- Recently fitted combination boiler
- Offered with no chain
- Moments' walk from Springfield Park
- Well maintained flat
- Fitted bathroom/WC
- Close to Upper Clapton Rd (A107) with great bus links
- Modern fitted kitchen
- Separate lounge

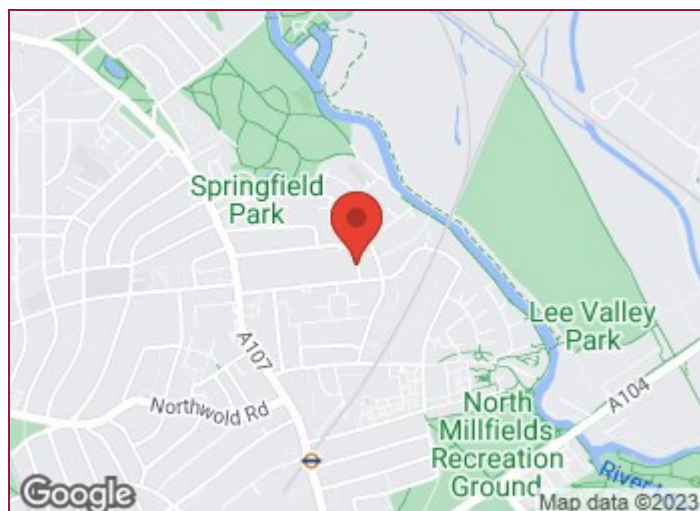
Wild & Co. are pleased to offer for sale this: 1 Bedroom purpose built flat, situated on the third floor.

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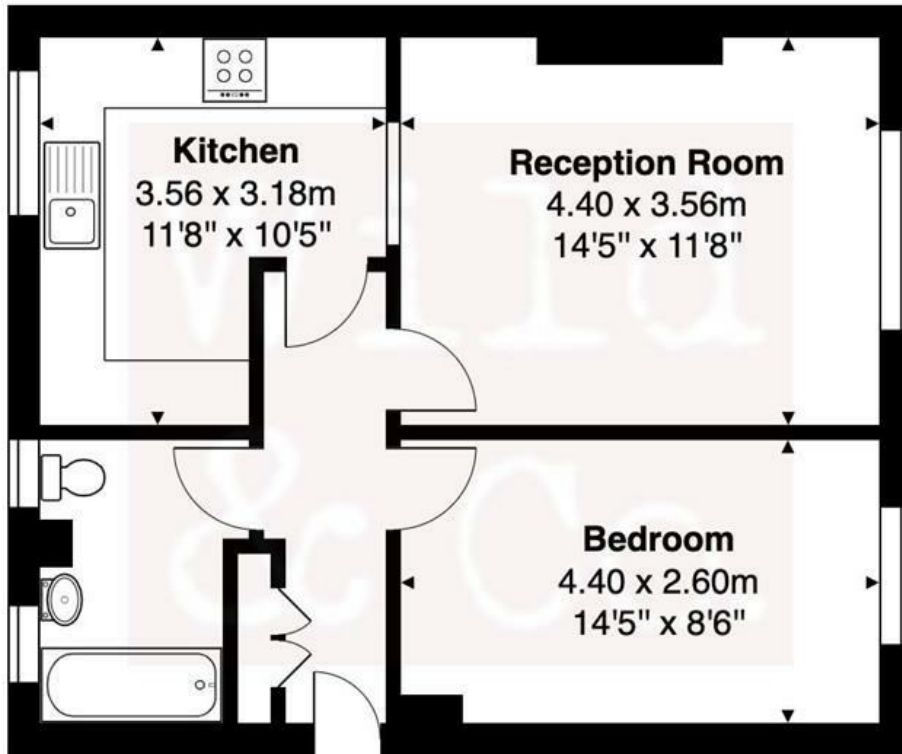
Directions

Accessed from Moresby Road.



Wigan House- E5

Approx. Gross Internal Area 55 sq m / 592 sq ft



THIRD 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		72	80
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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