

Wild & Co.

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Essex Wharf, E5 9QQ

Situated in this sought after development with stunning views overlooking the River Lea and Millfields Park, this 2 bedroom, 2 bathroom apartment provides ample living space, spanning over 800 sq ft. This light filled apartment offers two spacious balconies directly off the open plan reception. The property further benefits from secure bike storage, beautiful communal gardens and secured underground parking space.

Transport links to include Clapton station (12 minutes to Liverpool Street) and Lea Bridge station (1 stop away from Stratford). OFFERED FURNISHED, AVAILABLE FROM 12th FEB. 2024

£2,200 Per Month |

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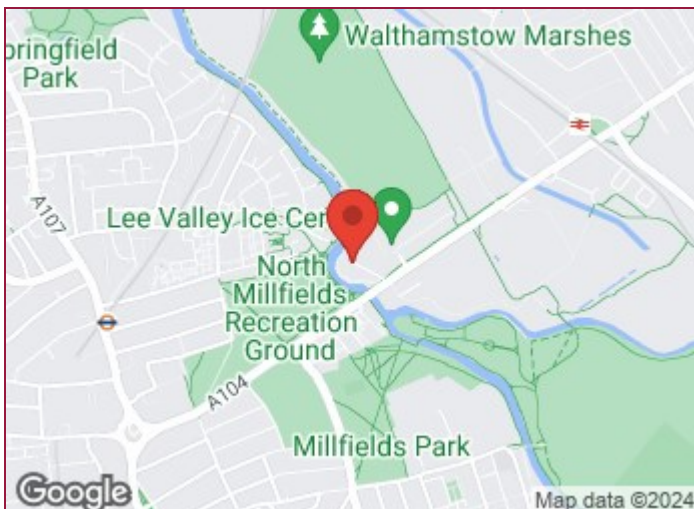


- Stunning views over River Lea and Millfields Park
- Beautiful communal garden on the River Lea
- 2 spacious balconies
- 2 bedrooms
- Bike Storage & secured underground parking space.
- A short stroll to Chatsworth Road
- 2 bathrooms
- Lift access
- Transport links to include Clapton and Lea Bridge Stations

The property comprises 2 bedrooms, a large family bathroom, en-suite shower/WC, a spacious open plan reception with a fitted kitchen, large sliding doors to a private south facing balcony overlooking the beautiful River Lea & Millfields Park and an additional north-easterly facing private balcony. Essex Wharf offers lift access, secure bike storage, private underground secured parking and beautiful landscaped communal gardens.

Essex Wharf is situated in the Lea Valley, a breathtaking open space with nature reserves and waterways, with walking, running and cycling routes. The popular Chatsworth Road is only a short stroll away, with organic food shops, cafes, restaurants and the Sunday market.

The bus routes offer an easy commute into the City and West End.



Directions

Essex Wharf is located off of Lea Bridge Road (A104), between Clapton and Leyton.



Barley Court- E5

Approx. Gross Internal Area 75 sqm / 807 sqf



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	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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