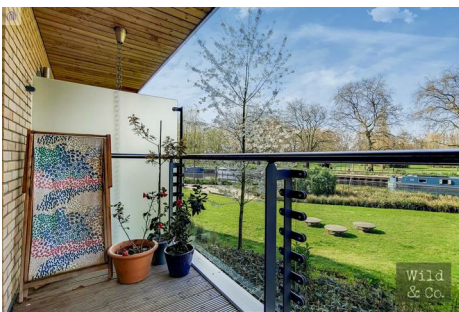


# Wild & Co.

wildandco.uk



## Essex Wharf, E5 9QQ

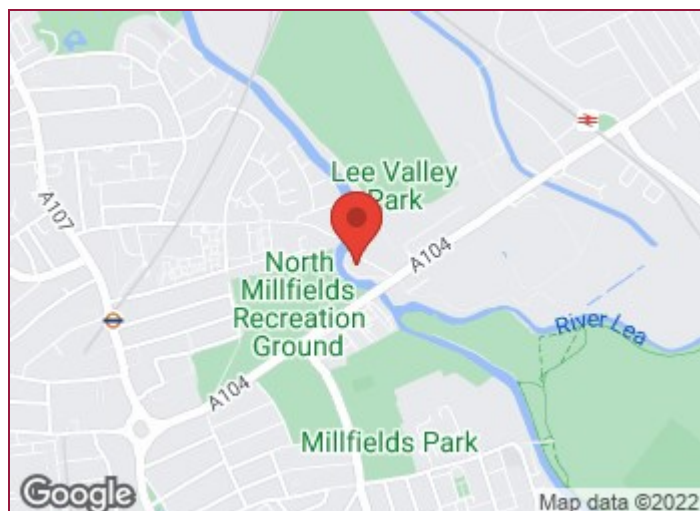
Situated in this sought after development with stunning views overlooking the River Lea and Millfields Park, this 2 double bedroom, 2 bathroom ground floor apartment provides ample living space, spanning over 750 sq ft. This light filled apartment offers a balcony directly off of the open plan reception. The property further benefits from secure bike storage, & beautiful communal gardens and undergrounds secured parking. Transport links to include Clapton station (12 minutes to Liverpool Street) and Lea Bridge station (1 stop away from Stratford). PRICED TO SELL. Ideal First time or buy to let purchase, offered with NO CHAIN.

**Offers In Excess Of £550,000 | Leasehold**

# Essex Wharf, E5 9QQ

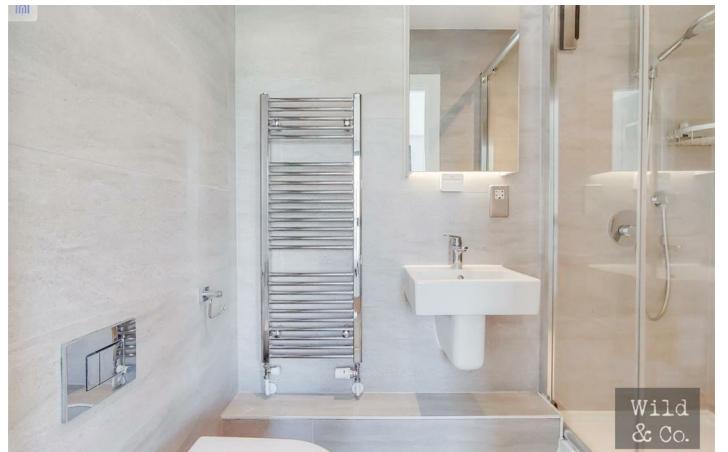
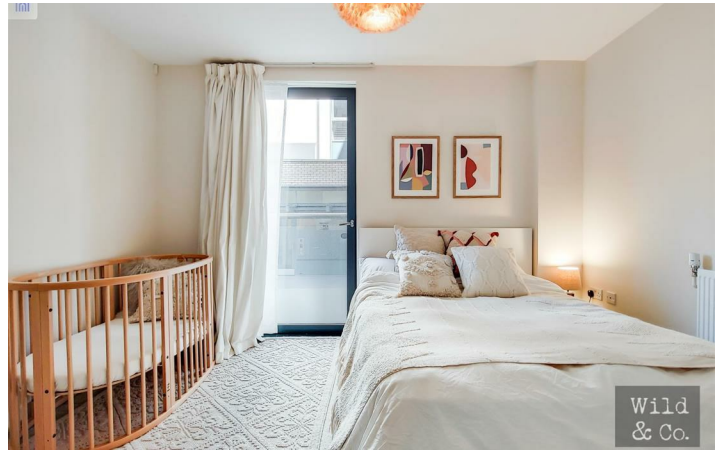


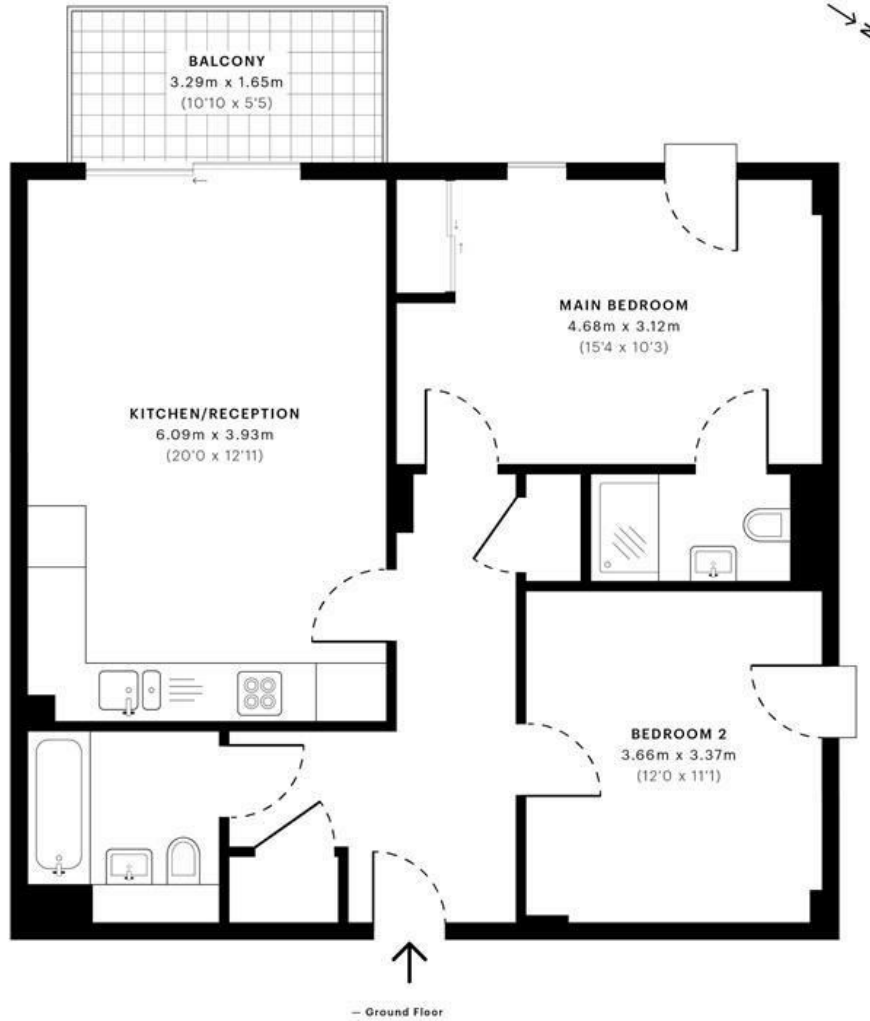
- Open plan living
- Bathroom and en-suite shower room
- Walking distance to Clapton and Lea Bridge stations
- Balcony overlooking communal gardens and River Lea
- Over 750 sq ft
- Close to the Hackney Marshes
- 2 double bedrooms
- Bike storage
- Underground secured parking



## Directions

Directly off Lea Bridge Road (A104)



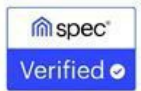


**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
70.51 sqm / 758.96 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
67.21 sqm / 723.44 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
5.24 sqm / 56.40 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 75.69 sqm / 814.61 sqft  
IPMS 3C RESIDENTIAL 72.66 sqm / 784.26 sqft

spec id 606c3a13ca5b0f0dcd3ca309

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 <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	

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.