

# Wild & Co.

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## Dockside Court, Harry Zeital Way, E5 9RR

Superb 1-Bedroom Modern Apartment with River Views – No Chain

A beautifully presented one-bedroom apartment situated directly opposite the picturesque River Lea and just a stone's throw from the green open spaces of Millfields Park. Located within a highly sought-after development, this modern home is perfectly positioned moments from the vibrant Upper Clapton Road, offering a fantastic array of cafés, restaurants, independent shops, and the popular Sunday market at Chatsworth Road.

The apartment features a stylish recessed fitted kitchen seamlessly open to a bright lounge area with a Juliette balcony, a contemporary bathroom/WC, and a spacious double bedroom. Additional benefits include lift access and secure entry.

Clapton Station (with direct links to Liverpool Street) and Lea Bridge Station (with direct connections to Stratford) are both within easy walking distance, making commuting effortless.

An ideal first-time buy or buy-to-let investment, offered chain-free. Early viewings highly recommended.

**Guide Price £300,000 | Leasehold**

# Dockside Court, Harry Zeital Way, E5 9RR



- Modern block
- Close to shopping facilities
- Well presented 1 bedroom apartment
- Early viewing strongly recommended
- Popular development
- Views of River Lea
- Sensibly priced
- Well located for transport
- Stones throw to open green spaces at Millfield Park
- Chain free

Wild & Co. are pleased to offer for sale this: Superb 1-Bedroom Modern Apartment with River Views – No Chain.

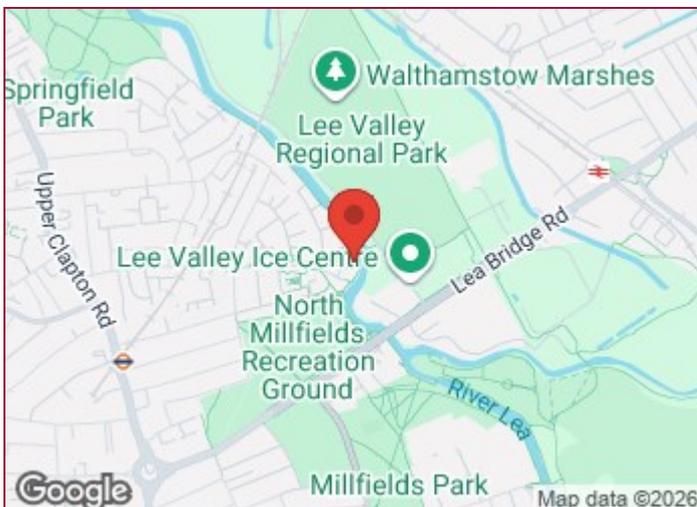
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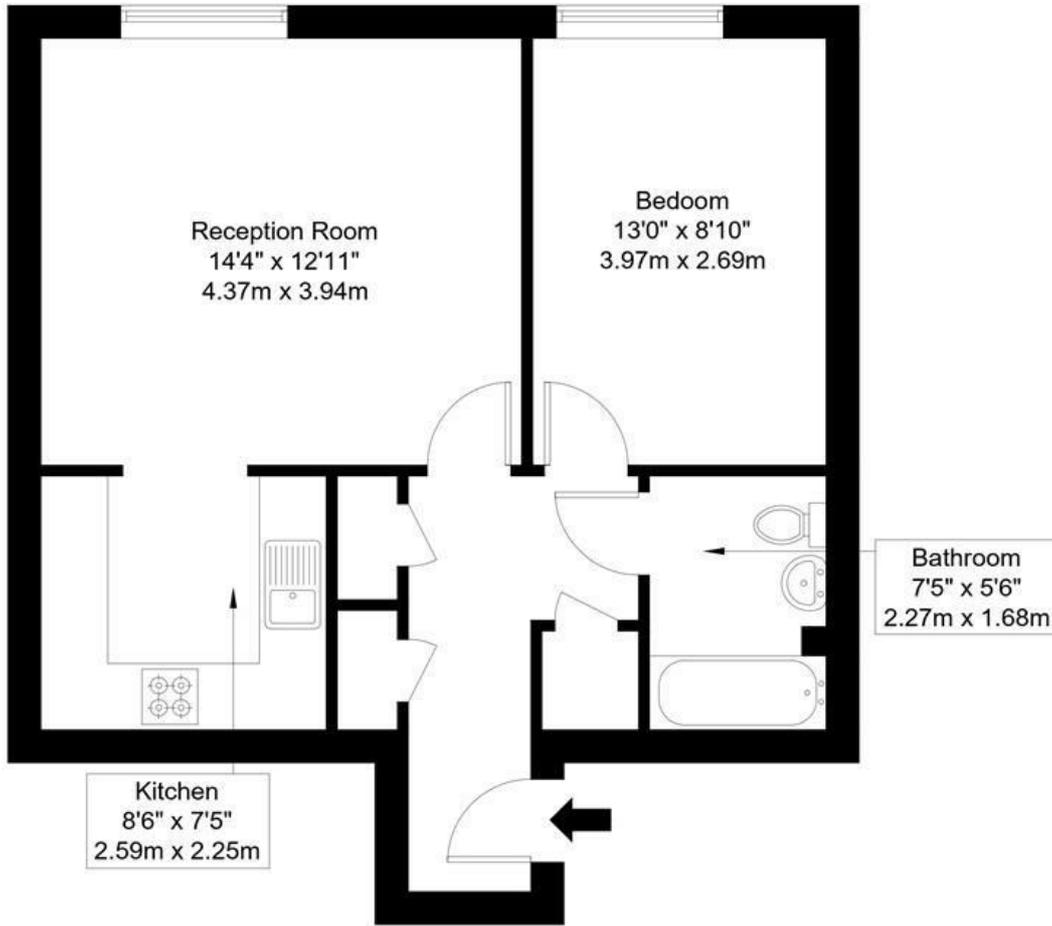
## Directions

Accessed from Harry Zeital Way (bottom of Mount Pleasant Hill). Walking distance of Upper Clapton Rd & Clapton Station (City Links)



# Harry Zeital Way, E5 9RR

Approx Gross Internal Area = 45.84 sq m / 493 sq ft



Fourth Floor

Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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>			
(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>		73	84
	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		

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