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Waterfront House, E5 9RQ

ESW1 certified: 1-bedroom modern apartment directly next to the River Lea and Millfields Park. Situated in the sought-after development moments from the ever-popular Chatsworth Road offering a range of cafes, restaurants, and the Sunday Market. Also, a short walk from Upper Clapton Road, Clapton Station (direct link to Liverpool St) and Lea Bridge Road Station (direct link to Stratford). Benefiting from fitted kitchen open plan to lounge with Juliette balcony, bathroom/WC, double bedroom, lift access. Offered with no chain, this is an ideal first time or buy to let purchase, early viewings highly recommended.

Guide Price £300,000 | Leasehold

Waterfront House, E5 9RQ



- Modern apartment
- Open plan lounge
- Offered with no chain
- ESW1 certified
- 1 Double bedroom
- Directly next to the River Lea & Millfields Park.
- Ideal first time or buy to let
- Fitted kitchen
- Bathroom/WC
- Juliette balcony



Directions
 Corner of Harry Zeital Way, bottom on Mount Pleasant Hill.



Waterfront House- E5

Approximate Gross Internal Area 39.0 m² ... 419 ft²



FOURTH 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	86

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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