

# Wild & Co.

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## Walridge Way, E9 6PP

Unbelievable value for money!!!! A four double bedroom flat located on the fourth floor of a post war purpose built block close to Well Street and Mare Street with their ecelectic mix of cosmipolitan retailers and vibrant night life, within walking distance to London Fields Overground and numerous bus routes.

The apartment has been recently redecorated throughout and offers bright spacious accommadation. An ideal family home or exceptional rental investment.

**Offers In Excess Of £450,000 | Leasehold**

# Walridge Way, E9 6PP



- Superb location.
- Well proportioned accomadation.
- Excellent value for money.
- Close to Mare Street (Hackney's main shopping road).
- Recently decorated.
- Short walk to Overground.
- Balcony.

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## Directions

Walridge Way is located on Loddiges Road, which is itself situated directly off Mare Street.

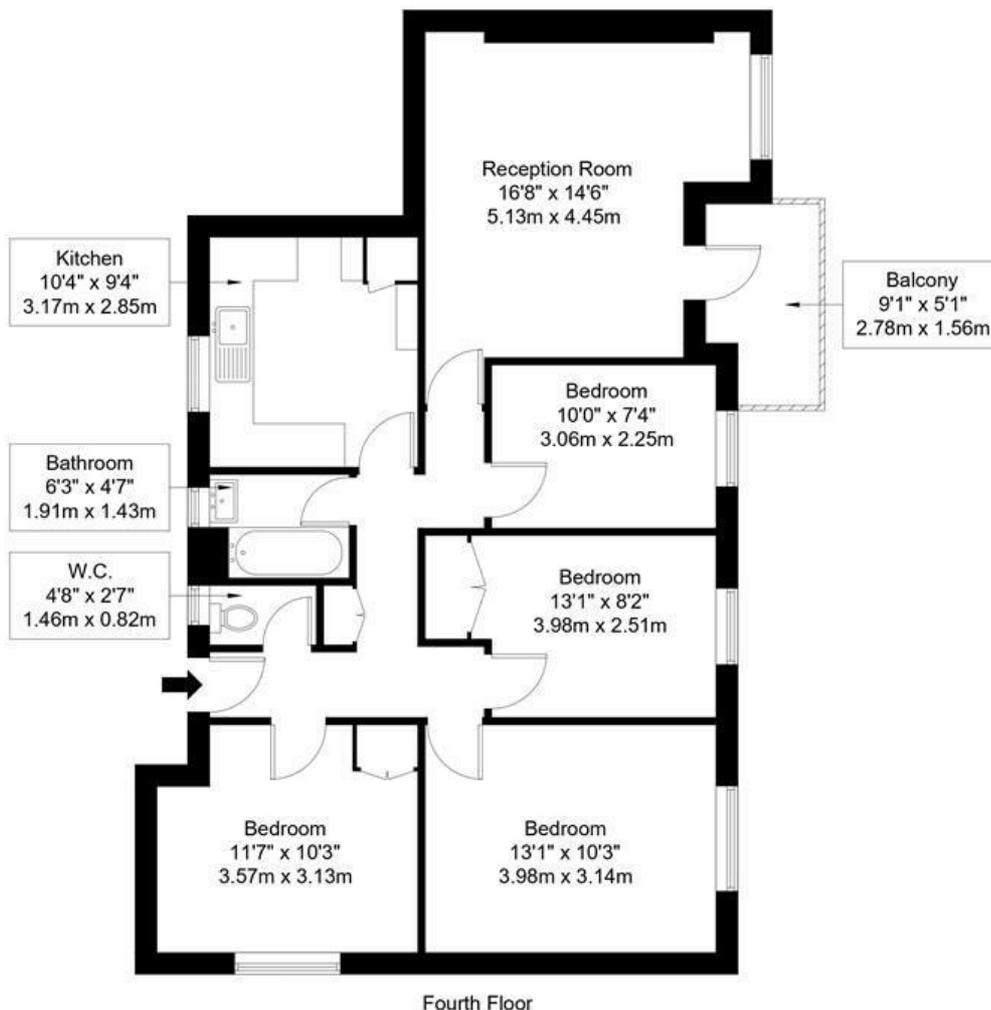
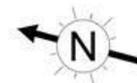


# Walridge Way, E9 6PP

Approx Gross Internal Area = 81.11 sq m / 873 sq ft

Balcony = 3.96 sq m / 43 sq ft

Total = 85.07 sq m / 916 sq ft



Ref :

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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>	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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