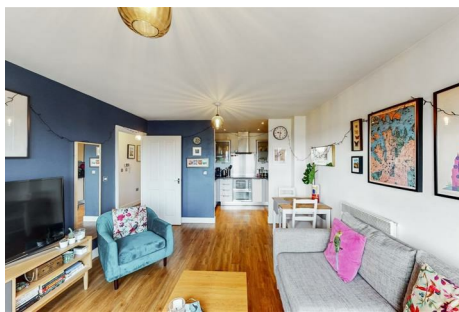
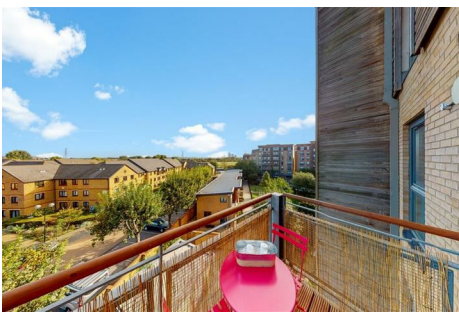


Wild & Co.

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Fenland House, E5 9RP

EWS1 certificate available, recent works completed. DOUBLE BEDROOM MODERN APARTMENT. Set within this sought-after private development, close to The River Lea & Walthamstow Marshes & walking distance of Clapton Station (City links) & Lea Bridge Rd Stations (for Stratford international). Modern fitted kitchen, lounge, shower/WC, private open top balcony with beautiful views over The River Lea & Walthamstow Marshes. IDEAL FIRST TIME OR BUY TO LET PURCHASE, OFFERED CHAIN FREE. EARLY VIEWING HIGHLY RECOMMENDED!

Guide Price £325,000 | Leasehold

Fenland House, E5 9RP



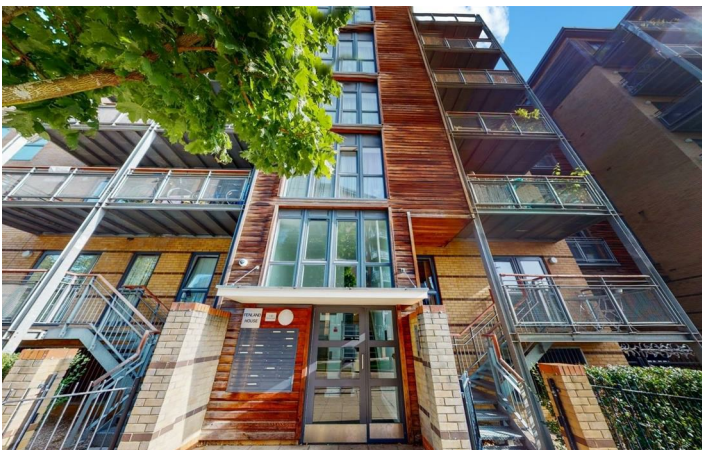
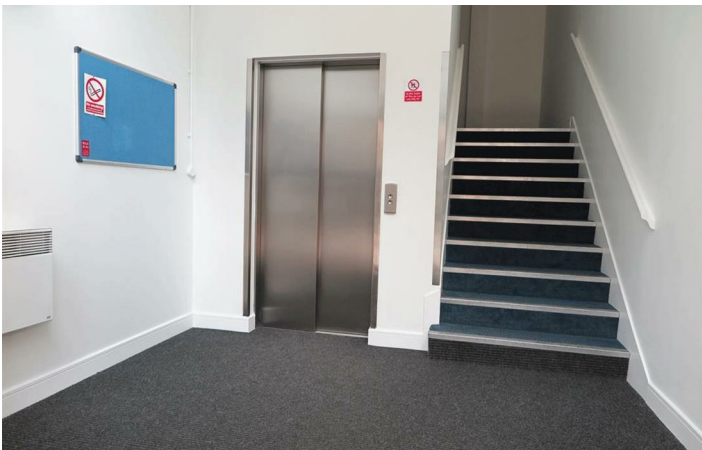
- Double bedroom apartment
- Open to lounge
- Walking distance of Clapton Station (City links) and Lea Bridge Rd Station (for Stratford international)
- EWS1 certificate available, recent works completed.
- Private open top balcony with River views
- Shower/WC
- Close to The River Lea & Walthamstow Marshes
- Fitted kitchen
- Lift access
- Ideal first time purchase, Chain free

C



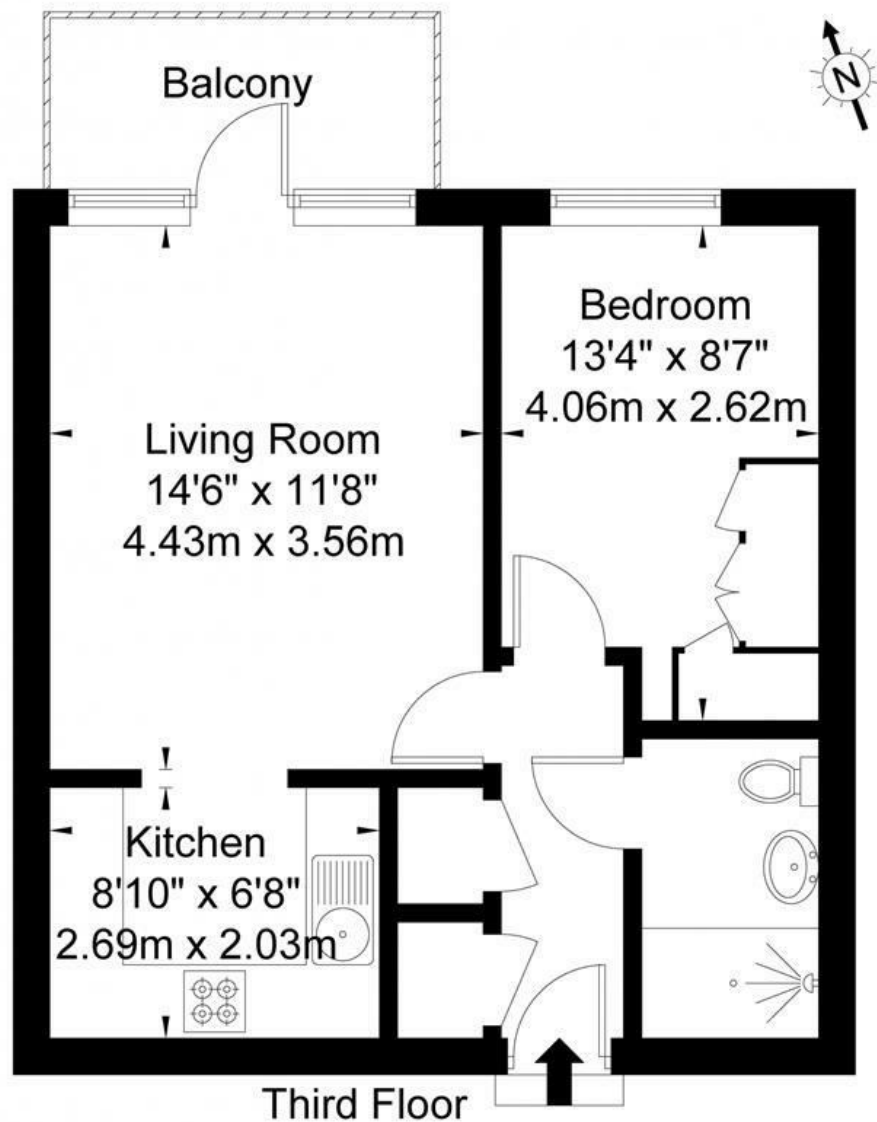
Directions

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



Fenland House, Harry Zeital Way, E5 9PR

Approx. Gross Internal Area = 41.2 sq m / 443 sq ft



Ref

Copyright THE **BLÉU** PLAN

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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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