

Wild & Co.

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Harry Zeital Way, E5 9RP

2 Double bedroom apartment with south facing balcony, river & park views. Newly redecorated throughout. Set within this popular development overlooking The River Lea, Millfields Park, offering beautiful walks & cycle routes, walking distance of Clapton Station (City links), Lea Bridge Rd Station (links to Stratford) & Chatsworth Road. Benefiting from: open plan lounge to fitted kitchen, bathroom/WC, en-suite shower/WC, south facing balcony, secured allocated parking and lift access. Chain Free.

Guide Price £450,000 | Leasehold

Harry Zeital Way, E5 9RP



- 2 Double bedroom apartment
- Walking distance of Clapton Station (City links)
- En-suite shower/WC
- Chain Free
- South facing balcony
- Open plan lounge to fitted kitchen,
- Secured allocated parking & lift access
- Overlooking The River Lea & Millfields Park,
- Bathroom/WC
- Newly redecorated throughout.

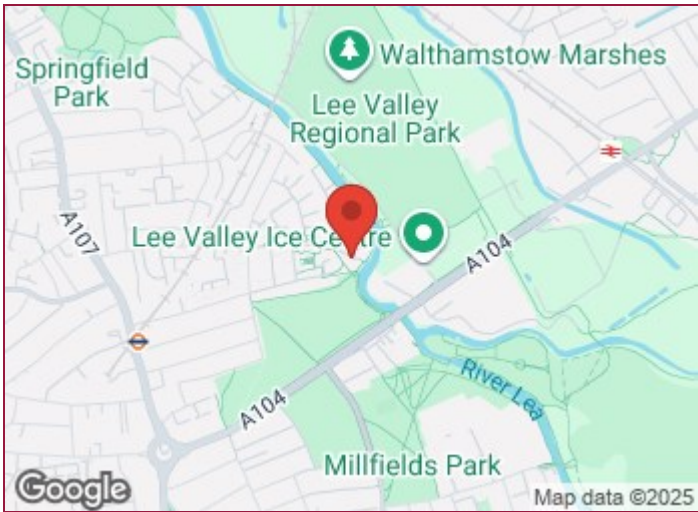
Wild & Co. are delighted to offer for sael this: 2 Double bedroom apartment with south facing balcony, river & park views.

Newly redecorated throughout.

Set within this popular development overlooking The River Lea, Millfields Park, offering beautiful walks & cycle routes, walking distance of Clapton Station (City links), Lea Bridge Rd Station (links to Stratford) & Chatsworth Road.

Benefiting from:

- Open plan lounge to fitted kitchen
- Bathroom/WC
- En-suite shower/WC
- South facing balcony
- Secured allocated parking
- Lift access
- Chain Free

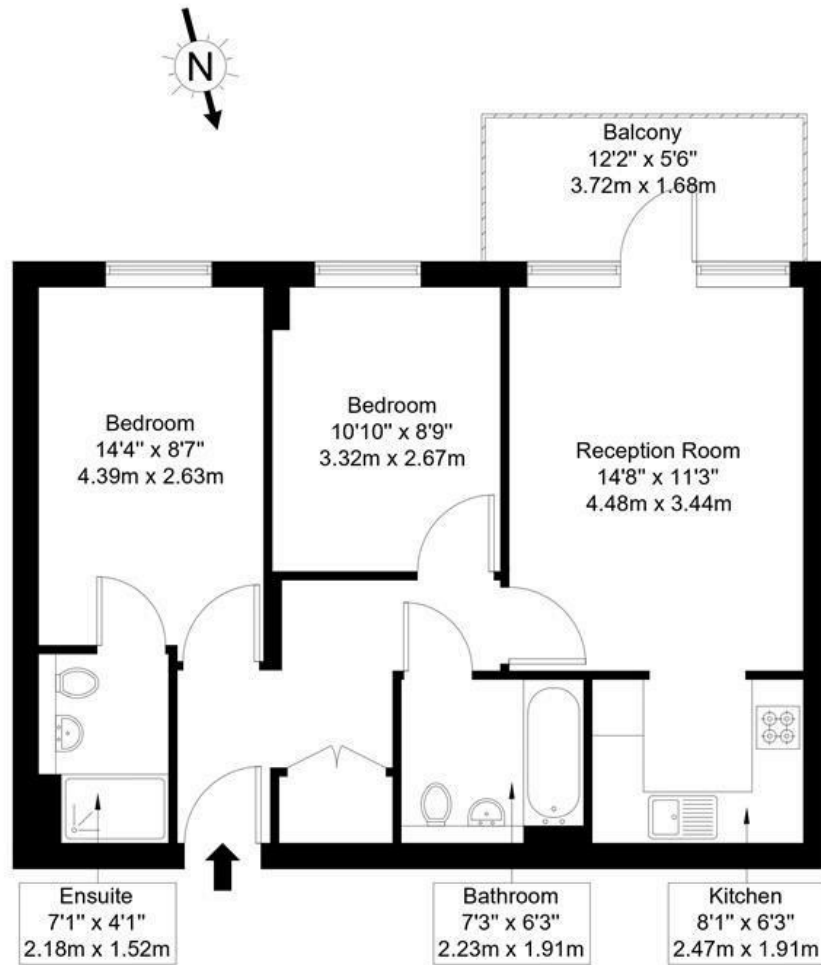


Directions
Accessed from Harry Zeital Way (bottom of Mount Pleasant Hill). Walking distance of Upper Clapton Rd & Clapton Station (City Links)



Harry Zeital Way, E5 9RP

Approx Gross Internal Area = 58 sq m / 624 sq ft



First Floor

Ref :

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**B L E U
P L A N**

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	
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	
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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