

Wild & Co.

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Copper Court, Essex Wharf, E5 9QG

Situated in this sought after development with stunning views overlooking the River Lea and Millfields Park, this 2 double bedroom, 2 bathroom apartment provides ample living space, spanning over 700 sq ft. This light filled apartment offers a balcony directly off the open plan reception and an additional terrace off of the second bedroom. The property further benefits from secure bike storage and beautiful communal gardens and off street parking. Transport links to include Clapton station (12 minutes to Liverpool Street) and Lea Bridge station (1 stop away from Stratford).

Guide Price £575,000 | Leasehold

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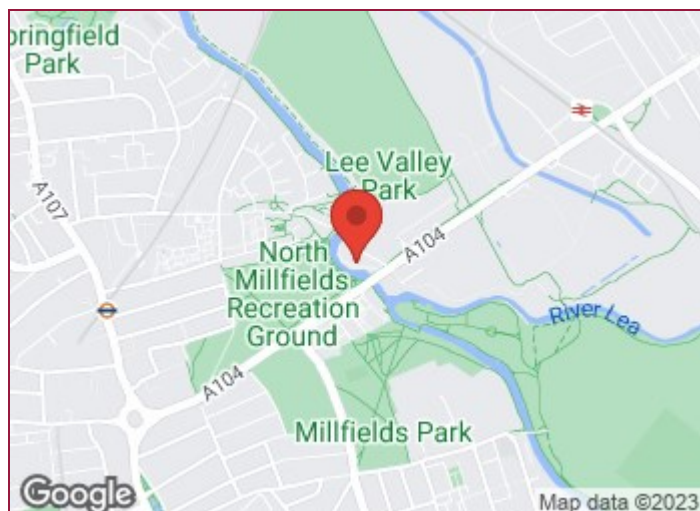


- Stunning views over River Lea and Millfields Park
- Off street parking
- Clapton and Lea Bridge station a short walk away
- 2 double bedroom, 2 bathroom
- Secure bike storage
- No chain
- Benefits from a balcony
- Landscaped communal gardens

The property comprises 2 double bedrooms, a large family bathroom, en-suite shower/WC, a spacious open plan reception with a fitted kitchen, large sliding doors to a private balcony directly overlooking the beautiful River Lea & Millfields Park. Essex Wharf offers lift access, secure bike storage, private underground secured parking and beautiful landscaped communal gardens and off street parking.

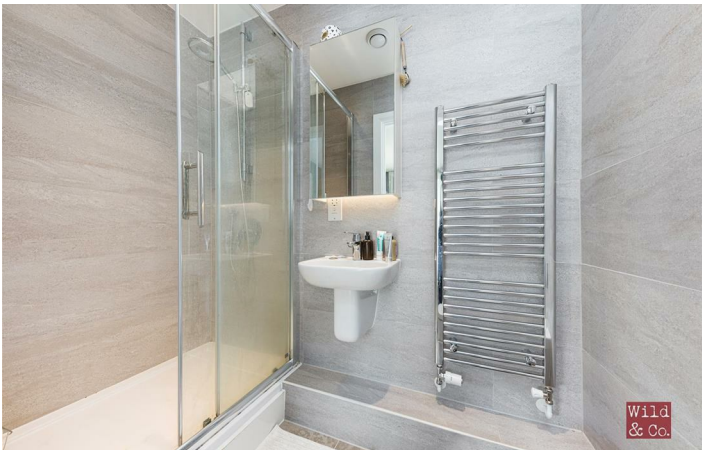
Essex Wharf is situated in the Lea Valley, a breathtaking open space with nature reserves and waterways, with walking, running and cycling routes. The popular Chatsworth Road is only a short stroll away, with organic food shops, cafes, restaurants and the Sunday market.

The bus routes offer an easy commute into the City and West End.



Directions

Essex Wharf is located off of Lea Bridge Road (A104), between Clapton and Leyton.



Copper Court- E5

Approximate Gross Internal Area 71.0 m² ... 764 ft² (excluding terrace, balcony)



GROUND 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		83	84
		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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