

# Wild & Co.

wildandco.uk



## Glyn Road, E5 0JP

Guide price £500,000 to £525,000. 2 Double bedroom split level end of terrace period conversion. Situated on the residential road, moments from Millfields Park, the River Lea and the ever-popular Chatsworth Rd offering an array of cafes, restaurants, and the Sunday Market. This well-proportioned flat, arranged over the two top floors is offered with no on-going chain and benefits from own front door, separate fitted kitchen/diner, fitted bathroom, lounge, 2 double bedrooms and. Ideal first-time purchase, early viewing highly recommended.

**Offers In Excess Of £500,000 | Leasehold**

# Glyn Road, E5 0JP



- 2 Double bedrooms
- Own front door
- Fitted bathroom
- Split level end of terrace period conversion
- Separate fitted kitchen/diner
- Offered with no on-going chain
- Arranged over the two top floors
- Seperate lounge
- Moments form Millfields Park, the River Lea and the ever-popular Chatsworth Rd

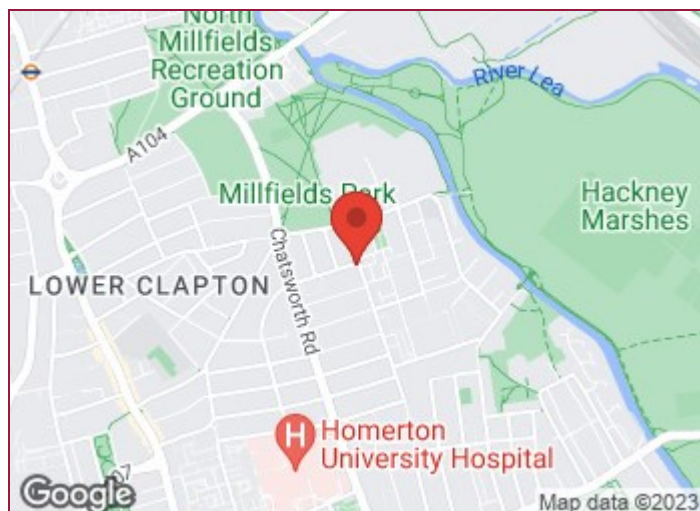
Guide price £500,000 to £525,000.

Full description:

Wild & Co. are pleased to offer this: 2 Double bedroom split level end of terrace period conversion. Situated on the residential road, moments from Millfields Park, the River Lea and the ever-popular Chatsworth Rd offering an array of cafes, restaurants, and the Sunday Market.

This well-proportioned flat, arranged over the two top floors is offered with no on-going chain and benefits from own front door, separate fitted kitchen/diner, fitted bathroom, lounge, 2 double bedrooms.

Ideal first-time purchase, early viewing highly recommended.



## Directions

Corner of Elderfield Road and Glyn Road.





# Glyn Road- E5

Approx. Gross Internal Area 81.6 sq m / 878 sq f



GROUND FLOOR

FIRST FLOOR

SECOND 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		53	71
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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