

Wild & Co.

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Haybridge House, Mount Pleasant Hill, E5 9NB

Discover this rare opportunity to rent a remarkable 2861 sq. ft luxury split-level period conversion, comfortably arranged over the top two floors of a gated development. Prime location, walking distance of Clapton Station (direct link to Liverpool St.) and moments' walk from the River Lea and Millfields Park. Key Features to include: private entrance, 2 secured parking spaces at the rear, expansive open plan living space (48'9" x 28'5") featuring a stylish kitchen with marble worktops, fully equipped kitchen with high-end appliances, including 2 ovens and a bar area, 3 spacious double bedrooms, en-suite family bathroom/WC and 2 en-suite shower rooms/WC, additional bathroom and separate WC, utility room for added convenience, bright and airy interiors with a Juliet balcony accessed via double French doors, Air conditioning throughout, elegant solid wood flooring. This property is available immediately. Schedule a viewing as soon as possible to avoid disappointment!

£4,500 Per Month |

Haybridge House, Mount Pleasant Hill, E5 9NB



- Private entrance
- Stylish kitchen with marble worktops
- Additional bathroom, separate WC & Utility room
- Available now - view ASAP
- 2 secured parking spaces
- 3 spacious double bedrooms
- Juliet balcony accessed via double French doors
- Expansive open plan living space (48'9" x 28'5")
- Family bathroom/WC and 2 en-suite shower rooms/WC
- Air conditioning throughout & solid wood flooring

Fully description:

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Key Features:

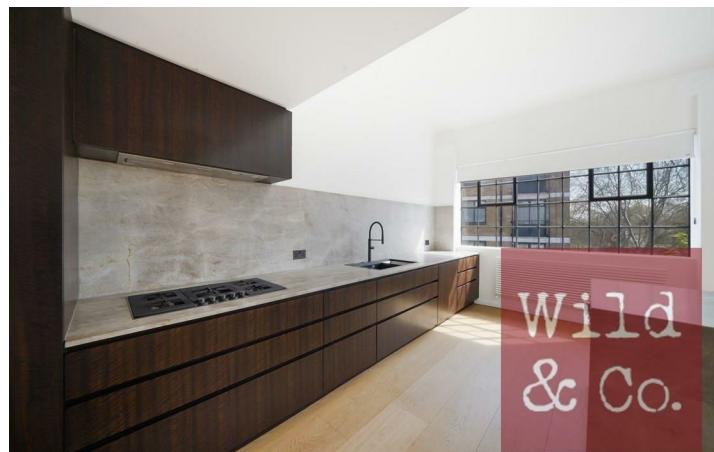
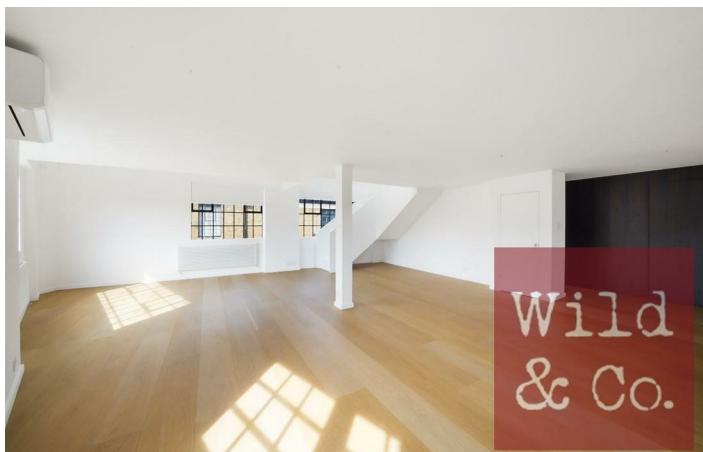
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- Family bathroom/WC and 2 en-suite shower rooms/WC
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- Air conditioning throughout for comfort
- Elegant solid wood flooring

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Directions

Directly off Upper Clapton Road (A107)



Mount Pleasant Hill, E5 9NB

Approx Gross Internal Area = 249.08 sq m / 2681 sq ft

Restricted Head Height = 30.02 sq m / 323 sq ft

Total = 279.1 sq m / 3004 sq ft



= Reduced headroom below 1.5m / 5'0"



Ref :

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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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		
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(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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