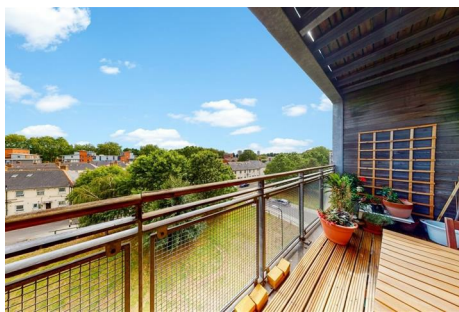


Wild & Co.

wildandco.uk



Bamboo Court, Woodmill Road, E5 9GJ

2 DOUBLE BEDROOM APARTMENT - within this popular development moments from The River Lea, Millfields Pk & Walthamstow Marshes offering beautiful walk & cycle routes, also walking distance of Clapton Station (City links), Lea Bridge Rd Station (links to Stratford) & Chatsworth Rd. Benefiting from: open plan lounge & modern fitted kitchen, bathroom/WC, en-suite shower/WC, large south facing balcony, underground allocated parking and lift access. CALL ASAP TO ARRANGE A VIEWING.

Offers In Excess Of £450,000 | Leasehold

Bamboo Court, Woodmill Road, E5 9GJ



- 2 Double bedroom apartment
 - Bathroom/WC & en-suite shower/WC
 - Walking distance of Clapton Station (City links), Lea Bridge Rd Station (links to Stratford) & Chatsworth Rd.
 - Call ASAP to view
- Open plan lounge
 - Large south facing balcony
 - Underground allocated parking
- Modern fitted kitchen
 - Moments from The River Lea, Millfields Pk & Walthamstow Marshes
 - Ideal first time or buy to let purchase

Full description:

Wild & Co. are delighted to offer for sale this: 2 DOUBLE BEDROOM APARTMENT WITH LARGE SOUTH FACING BALCONY.

Set within this popular development moment from The River Lea, Millfields Park & Walthamstow Marshes 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 & modern fitted kitchen, bathroom/WC, en-suite shower/WC, large south facing balcony, underground allocated parking and lift access.

Entrance: via communal security door, sitars & lifts leading to 4th floor.

Main front door, leading to:

Hall: entry phone, electric heater, tiled flooring, fitted cupboard housing boiler and plumbed for washing machine, fitted storage cupboard, door to:

Bathroom/WC: white three-piece suite comprising of: side panel bath with wall mounted shower, low flush WC, wash hand basin, part tiled walls, tiled flooring, large wall mounted mirror, heated towel rail, extractor fan, spot lights.

Bedroom 1: fitted carpet, double glazed window to front aspect, double glazed door balcony, electric heater, door to:

En-suite: comprising of walk-in shower cubicle, low flush WC, wash hand basin with mixer tap, part tiled walls, tied flooring, spot lighting, heated towel rail, extractor fan.

Bedroom 2: fitted carpet, double glazed window to front aspect, double glazed door balcony, electric heater.

Open plan fitted kitchen: comprising of a range of modern wall and base mounted units with work surfaces, sink unit with mixer tap and drainer, built in electric oven, hob and extractor, integrated dish washer, space for fridge freezer, spot lighting, wood flooring, open to:

Lounge: wood flooring, electric heater, double glazed windows to front aspect, double glazed door to balcony.

Balcony: Large south facing private balcony.



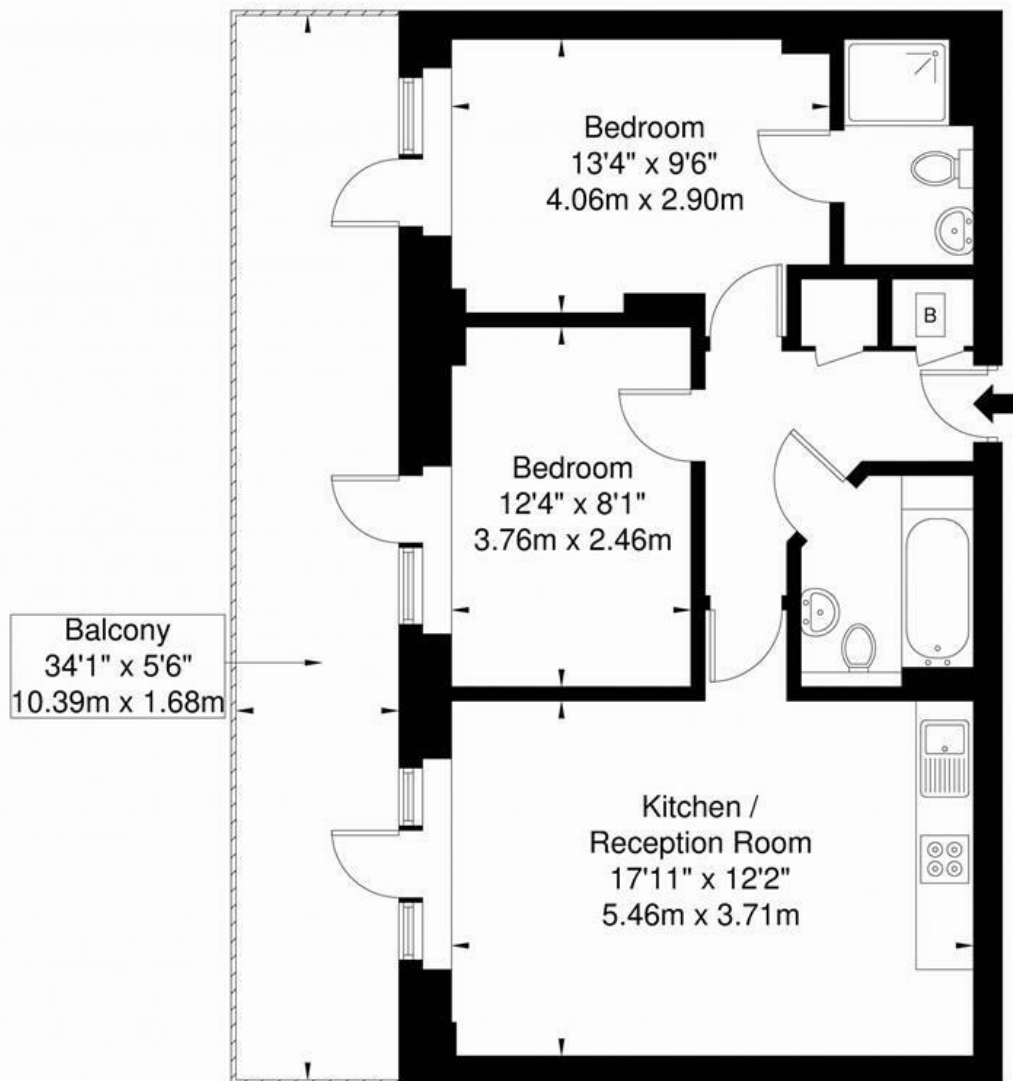
Directions

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



Bamboo Court, Woodmill Road, E5 9GJ

Approx. Gross Internal Area = 58.0 sq m / 627 sq ft

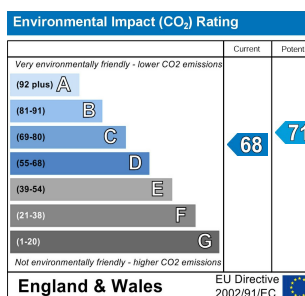
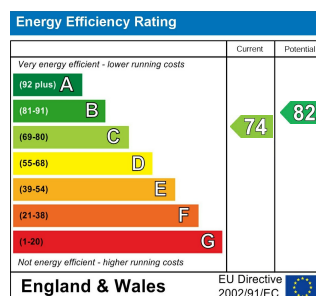


Fourth Floor

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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.