

Wild & Co.

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Riverside Close, E5 9SP

UNPARALLELED INVESTMENT OPPORTUNITY!!!!!! NOT TO BE MISSED!!!!

OPTION TO PURCHASE WITH NEW EXTENDED LEASE (SUB. TO OFFER)

GOOD SIZE ONE BEDROOM APARTMENT. POPULAR LOCATION BY THE RIVER LEE. NEEDS REFURBISHMENT AND LEASE EXTENSION. CHAIN FREE - VIEW ASAP!

Guide Price £250,000 | Leasehold

Riverside Close, E5 9SP



- INVESTMENT OPPORTUNITY
- IN NEED OF REFURBISHMENT
- POPULAR LOCATION WITH DOWNSIZERS
- CASH BUYERS ONLY
- POPULAR LOCATION WITH TENANTS
- CLOSE TO TRANSPORT AND SHOPS ON UPPER CLAPTON ROAD
- SHORT LEASE
- SITUATED ON THE GROUND FLOOR

FURTHER DETAILS

UNPARALLELED INVESTMENT OPPORTUNITY!!!!!!

GOOD SIZE ONE BEDROOM APARTMENT.

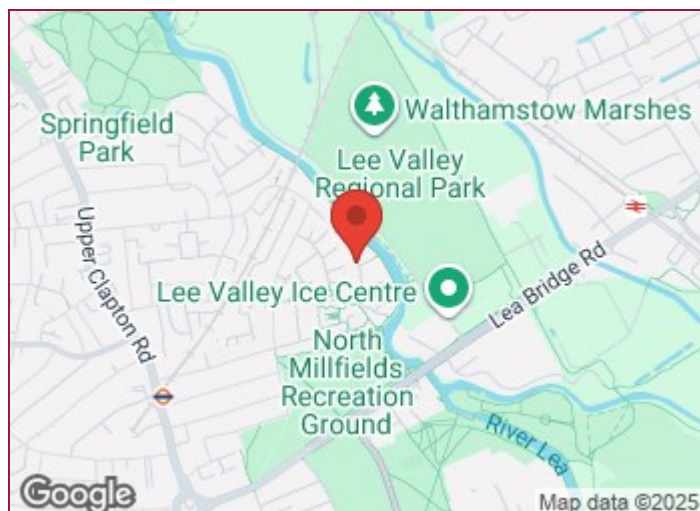
SITUATED ON THE GROUND FLOOR.

POPULAR LOCATION BY THE RIVER LEE.

NEEDS REFURBISHMENT AND LEASE EXTENSION.

SOUGHT AFTER LOCATION WITH TENANTS AND DOWNSIZERS.

SERIOUS BUYERS NEED ONLY APPLY!!.



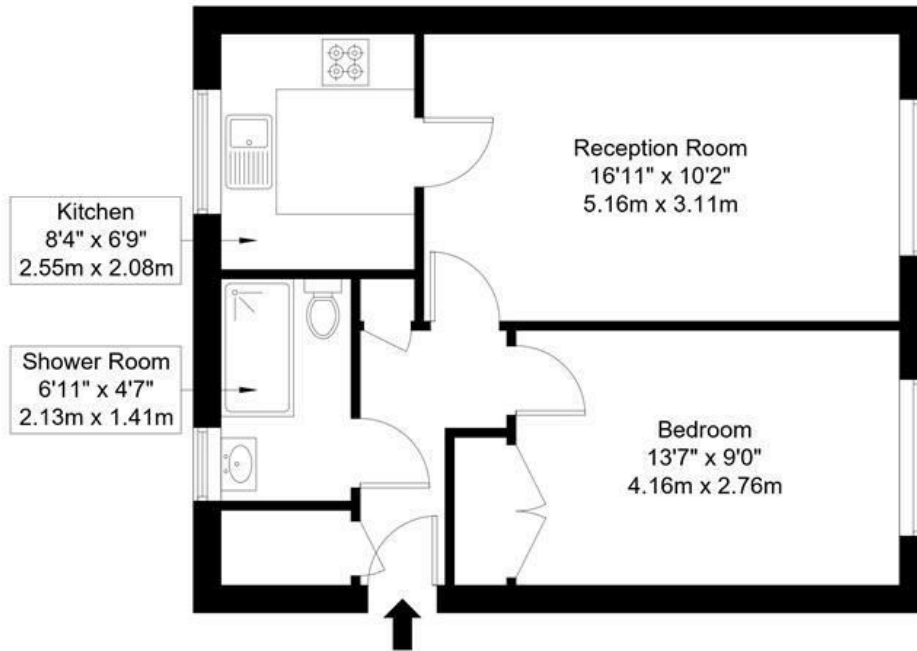
Directions

Riverside Close is off Mount Pleasant Road just before the junction with Harry Zeital Way. Mount Pleasant Road is directly off Upper Clapton Road.



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Approx Gross Internal Area = 43.94 sq m / 473 sq ft



Ground Floor

Ref :

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**BLEU
PLAN**

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	73
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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