

Wild & Co.

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Mountside Walk, E5 9QF

2 BEDROOM MODERN APARTMENT, with beautiful views directly overlooking the River Lea & Walthamstow Marshes. Situated off Leaside road, walking distance of Upper Clapton Road and Clapton Station (direct City links). This light and airy, well maintained apartment benefits from: modern fitted kitchen open plan to corner plot lounge with large floor to ceiling double glazed windows overlooking the River Lea & Walthamstow Marshes, modern bathroom/WC, lift access and offered with no on-going chain. Ideal first-time purchase, early viewing highly recommended!

Offers In Excess Of £400,000 | Leasehold

Mountside Walk, E5 9QF



- 2 Bedroom apartment
- Beautiful views directly overlooking the River Lea & Walthamstow Marshes
- Modern open plan fitted kitchen
- Corner plot lounge with large floor to ceiling double glazed windows
- Modern bathroom/WC
- 3rd floor with Lift access
- No on-going chain
- Ideal first-time purchase

Full descriptions:

Wild & Co. are pleased to offer for sale this: 2 DOUBLE MODERN APARTMENT, with beautiful views directly overlooking the River Lea & Walthamstow Marshes.

Situated off Leaside road, walking distance of Upper Clapton Road and Clapton Station (direct City links).

This light and airy, well maintained apartment benefits from: modern fitted kitchen open plan to corner plot lounge with large floor to ceiling double glazed windows overlooking the River Lea & Walthamstow Marshes, modern bathroom/WC, lift access and offered with no on-going chain.

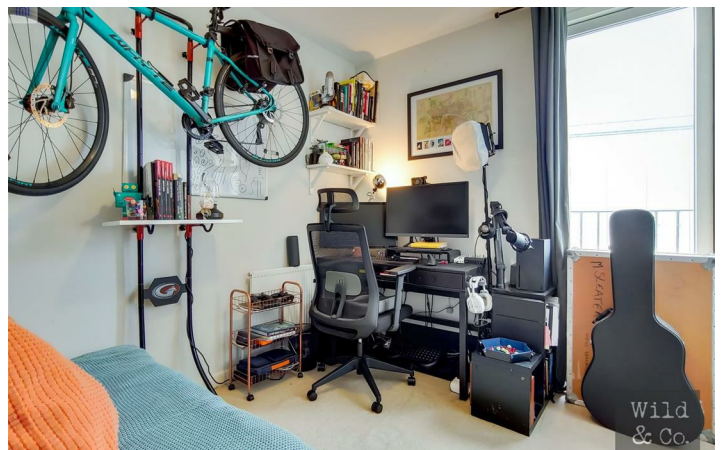
Ideal first-time purchase, early viewing highly recommended!

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Directions

Situated off Leaside road.





— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
65.52 sqm / 705.25 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
62.50 sqm / 672.74 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 65.52 sqm / 705.25 sqft
IPMS 3C RESIDENTIAL 62.50 sqm / 672.74 sqft

SPEC ID 6051e1047cd50a0d989e301f

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		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	

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.