



Bamboo Court, E5 9GJ

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 & fitted kitchen, bathroom/WC, en-suite shower/WC, large south facing balcony, underground allocated parking and lift access.

Chain Free.

Guide Price £450,000 | Leasehold

Bamboo Court, 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.
- Chain Free
- Open plan lounge
- Large south facing balcony
- Underground allocated parking
- Fitted kitchen
- Moments from The River Lea, Millfields Pk & Walthamstow Marshes
- Ideal first time or buy to let purchase

Paragraph

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 & 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, laminated wood 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, tiled 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.



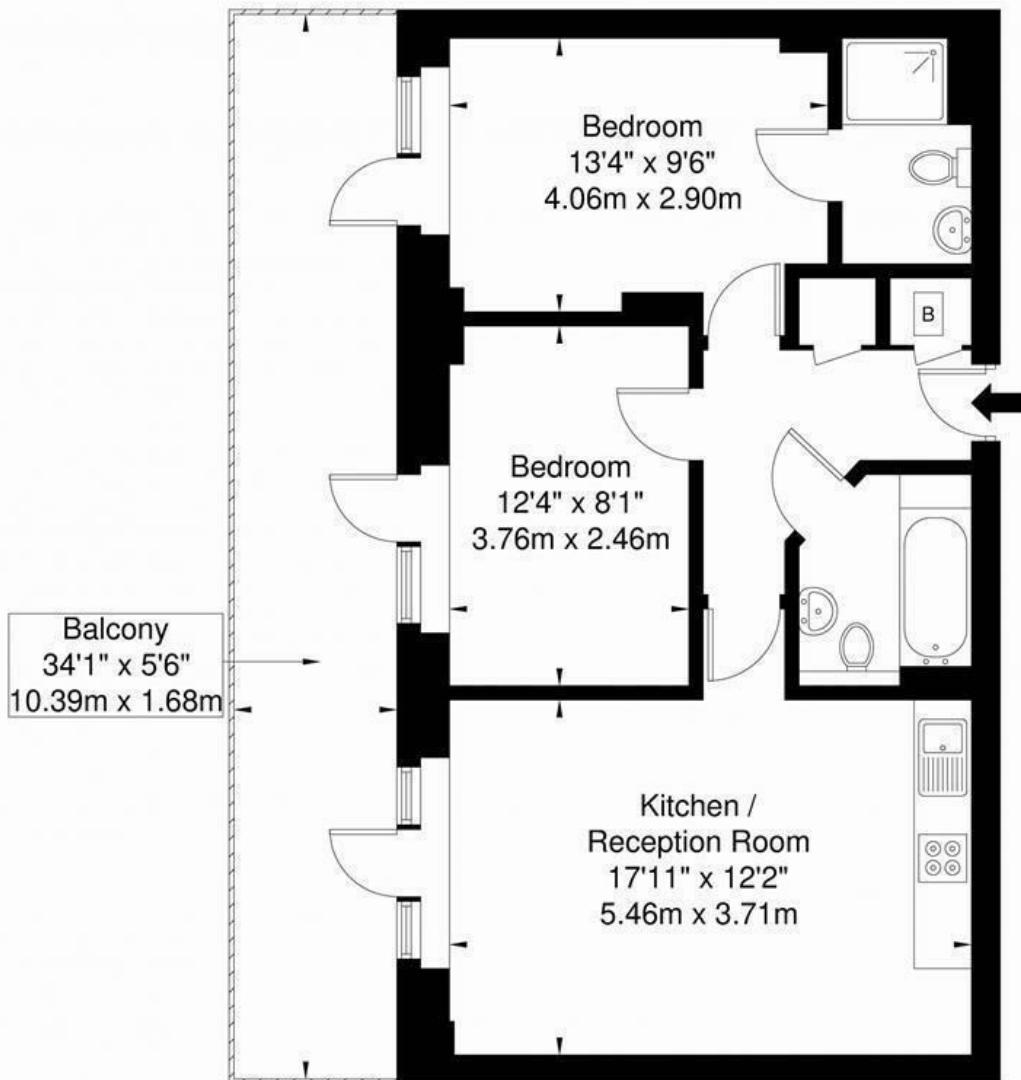
Directions

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



Ref

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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.

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	81	86

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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