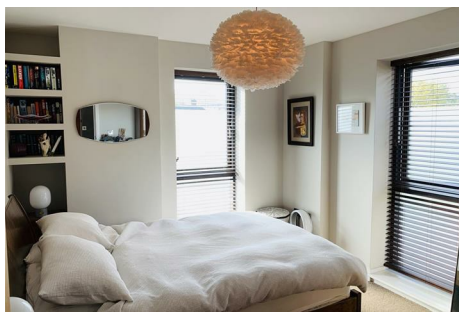


# Wild & Co.

wildandco.uk



## Woodmill Road, E5 9GX

A fantastic 2 double bedroom apartment set within this popular development, moments from The River Lea, Millfields Park & Walthamstow Marshes, offering beautiful walk & cycle routes. Great transport links to include Clapton Station (City links), Lea Bridge Road Station (Stratford).

Benefiting from: open plan lounge & fitted kitchen, bathroom/WC, underground parking space and lift access. Furnished or unfurnished.

**£1,475 Per Month |**

# Woodmill Road, E5 9GX



- 2 Double bedrooms
- Bathroom/WC
- Short walk to Clapton Station (City links)
- Fitted kitchen
- Lift access
- Offered furnished or unfurnished
- Open plan lounge
- Moments from The River Lea & Millfields Park
- Underground parking space

Wild & Co. are delighted to offer for rent this fantastic 2 double bedroom apartment which includes an underground parking space.

Set within this popular development moment from The River Lea, Millfields Park & Walthamstow Marshes, offering beautiful walk & cycle routes. A short distance to Clapton Station (City links) and Lea Bridge Road Station (Stratford).

The popular Chatsworth Road is only a short stroll away, with organic food shops, cafes, restaurants and the Sunday market.

The bus routes offer an easy commute into the City and West End.

Benefiting from: open plan lounge & fitted kitchen, bathroom/WC, underground parking space and lift access.

Entrance: via communal security door, sitars & lifts leading to 2nd floor.

Main front door, leading to:

Hall: entry phone, electric heater, 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, fully tiled walls heated towel rail, extractor fan, spot lights.

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

Bedroom 2: double glazed window to side aspect, fitted carpet, electric heater.

Open plan fitted kitchen: comprising of a range of wall and base mounted units with roll top work surfaces, sink unit with mixer tap and drainer, built in electric oven, hob and extractor, spotlights, dish washer, fridge/freezer. Open to:

Lounge: electric heater, double glazed windows to front aspect, fitted wall shelving, all mounted TV.



## Directions

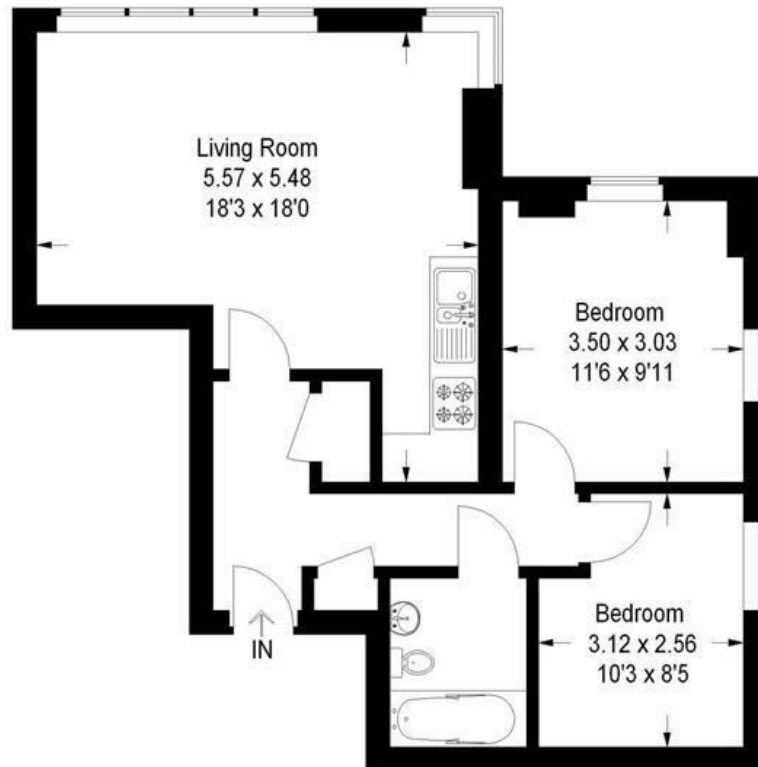
Accessed from Mount Pleasant Hill, directly off Upper Clapton Road (A107).





# Walnut Court, E5

Approximate Gross Internal Area  
55 sq m / 592 sq ft



## Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID81996)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	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.