



MILL COURT, ESSEX WHARF, LONDON, E5
£600,000 LEASEHOLD

A BEAUTIFUL TWO BEDROOM TWO BATHROOM APARTMENT WITH PRIVATE TERRACE OVERLOOKING THE RIVER

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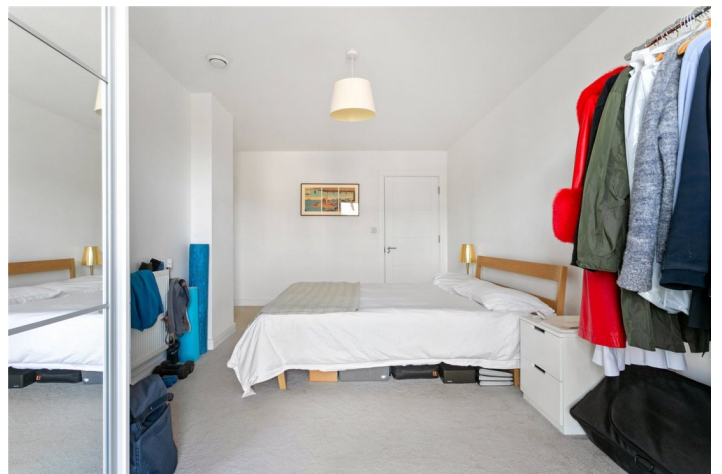
DESCRIPTION:

This outstanding apartment is ideally situated beside London's beautiful River Lea. Surrounded by scenic river paths, vast open grasslands and nature reserve, it's hard to believe you're just minutes from central London.

The property offers a large principal bedroom with floor to ceiling window and ensuite shower room, a further large double bedroom, family bathroom suite and a spacious open-plan kitchen & reception with contemporary, integrated kitchen units. The reception has floor to ceiling glass doors which lead onto the fantastic private terrace which runs the length of the apartment and offers uninterpreted views over the water, offering a captivating waterfront scene. Offering a high specification and stylish décor throughout the property is offered with a long lease.

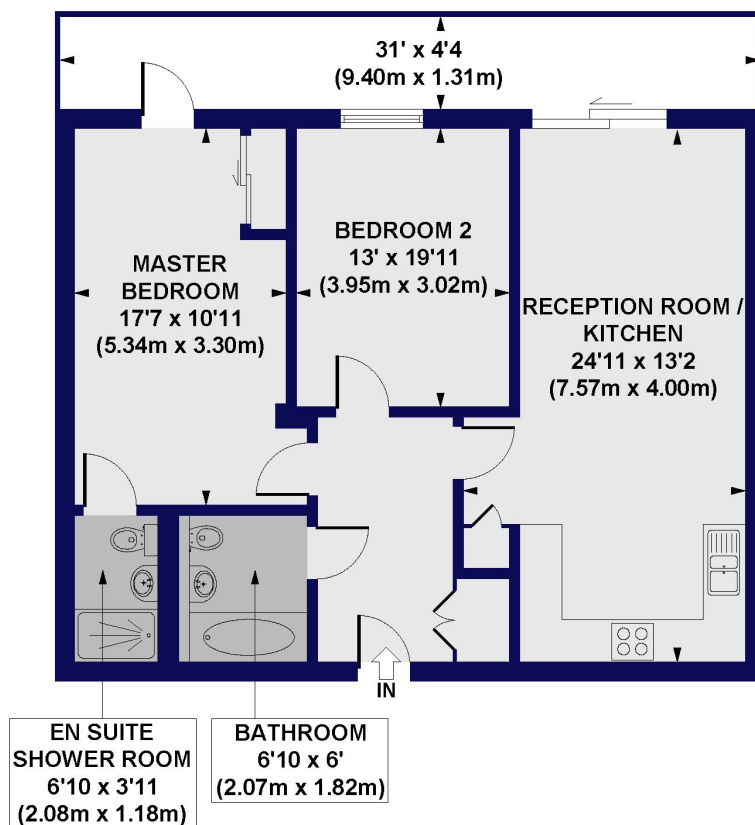
Set in Clapton's Lea Bridge neighbourhood and bordering the fashion-forward area of Hackney, The Wharf is positioned in one of London's most rapidly developing and sought-after districts. The Wharf's friendly local neighbourhood, Chatsworth Road, has a thriving village feel where you'll find everything from perfect gifts to a perfect cappuccino.

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Mill Court, Essex Wharf, E5
Approx. Gross Internal Floor Area 776 sq. ft / 72.07 sq. m



THIRD FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HAC250374>

Tenure: Leasehold

Term: 114 year and 3 months

Service Charge: £3360 per annum

Ground Rent: £350 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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See things differently

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