

Mildenhall Road, E5



Offered to the market in good decorative order is this mid terrace two-bedroom Edwardian flat with private garden that extends to 28ft. The property comprises of a spacious open-plan living area with fully fitted kitchen, two good-sized double bedrooms and a three-piece bathroom suite. Its well-proportioned cellar has great storage benefits and at present is used as a utility room. The property is ideally positioned for highly rated schools and is next to the array of amenities, bars and restaurants of Chatsworth Road, which benefits from its Sunday Market. The green open spaces of Hackney Marshes, Millfield's Park and Hackney Downs are all a short walk away, as is the river Lee. Excellently connected by the London Overground at Clapton and many bus routes putting the City and beyond within easy reach. Sold with no onward chain.

£750,000
Share of Freehold

KEY FEATURES

- Neighbours the green open space of Millfield's Park
- Two double bedrooms
- Open plan kitchen, diner and reception
- Private Garden
- A basement utility and storage space
- Amenities of Chatsworth Road and Lower Clapton Road
- River Lea gives access to the hackney downs, Olympic park and Walthamstow wetlands
- An array of transport links

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Share of Freehold – 117 years	(Advised by Vendor)
SERVICE CHARGE:		(Advised by Vendor)
GROUND RENT:		(Advised by Vendor)
COUNCIL TAX:	Band C - £1,748.00	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.







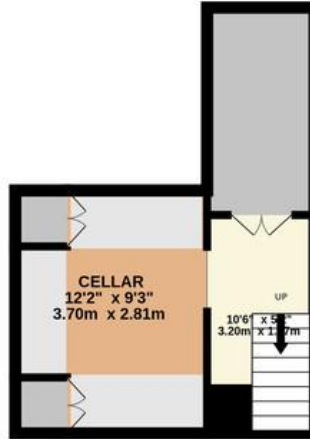




GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



CELLAR
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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