



MILDENHALL ROAD, LONDON, E5
OFFERS IN EXCESS OF £775,000 LEASEHOLD

**STUNNING TWO DOUBLE BEDROOM GARDEN
 APARTMENT ON MILDENHALL ROAD.**

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DESCRIPTION:

An exceptional, period, two double bedroom garden apartment on the increasingly popular Mildenhall Road, E5.

Set over the first and second floors, the property benefits from a sensational amount of light throughout. There is a wonderfully spacious living room to the front, complete with a stunning bay window and high ceilings, leading through to a contemporary kitchen/diner with plentiful worktop space and cupboards. The back door leads down to a beautiful private section of garden, lined with mature trees and shrubs, providing privacy from neighbouring properties. The main bathroom is conveniently located on the first floor next to the first double bedroom. Both bedrooms are doubles, with the principal bedroom situated on the top floor, offering plenty of light from the vast sash window, generous bespoke wardrobes and a tranquil outlook, over the gardens below. A separate WC completes the accommodation on the upper floor.

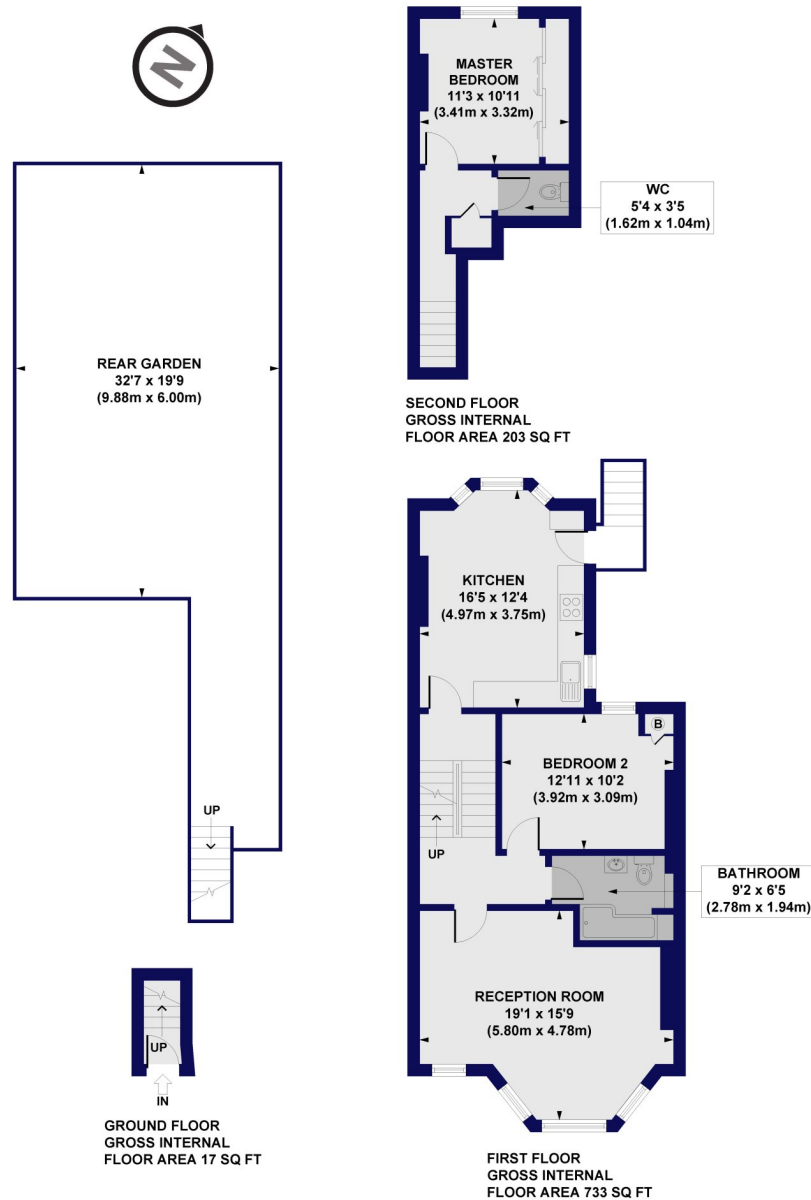
Mildenhall Road is a highly sought after part of Lower Clapton. The property is moments from renowned local amenities, including The Palm 2, Caseys Bakery, the Tram Store, and Blok Fitness. The green open spaces of Hackney Downs, Hackney Marshes and Millfields Park are all within walking distance. Aside from its coveted location, the property is close to many popular local schools, many of which have Outstanding Ofsted ratings. Transport links are excellent, with Clapton Overground station within 0.3 miles plus Hackney Downs and Hackney Central also within easy walking distance. The area is also serviced by a selection of good local bus routes.

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Mildenhall Road, E5
Approx. Gross Internal Floor Area 953 sq. ft / 88.55 sq. m



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	73 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC250206>

Tenure: Leasehold

Term: 175 years

Service Charge: £740.04 per annum (approx.)

Council Tax Band: C

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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