MILDENHALL ROAD, LONDON, E5

OFFERS IN EXCESS OF £400,000 LEASEHOLD

A WELL PRESENTED ONE BEDROOM PERIOD CONVERSION WITH SOUTH FACING COMMUNAL GARDEN, IN HACKNEY, E5

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DESCRIPTION:

Introducing a charming one-bedroom period conversion nestled on the lower ground floor of a beautiful Period building on Mildenhall Road, E5. Spanning in excess of 560 square feet, this delightful residence offers a tranquil retreat within a vibrant neighbourhood. Upon entering through your own front door, you are greeted by a spacious living space with modern comforts and characterful features of a period property. The open-plan kitchen is modern and thoughtfully equipped with contemporary fixtures and fittings. The bedroom also provides ample storage space. The bedroom also provides direct access to the large south-facing garden. The Seller is in the process of purchasing a Share of the Freehold.

Situated in the heart of E5, Mildenhall Road provides an enviable location with a wealth of amenities at your doorstep. Explore the vibrant local area, enriched with trendy cafes, boutiques, and green spaces. The property benefits from excellent transport links, including nearby bus stops and rail stations, ensuring easy access to the city centre and beyond.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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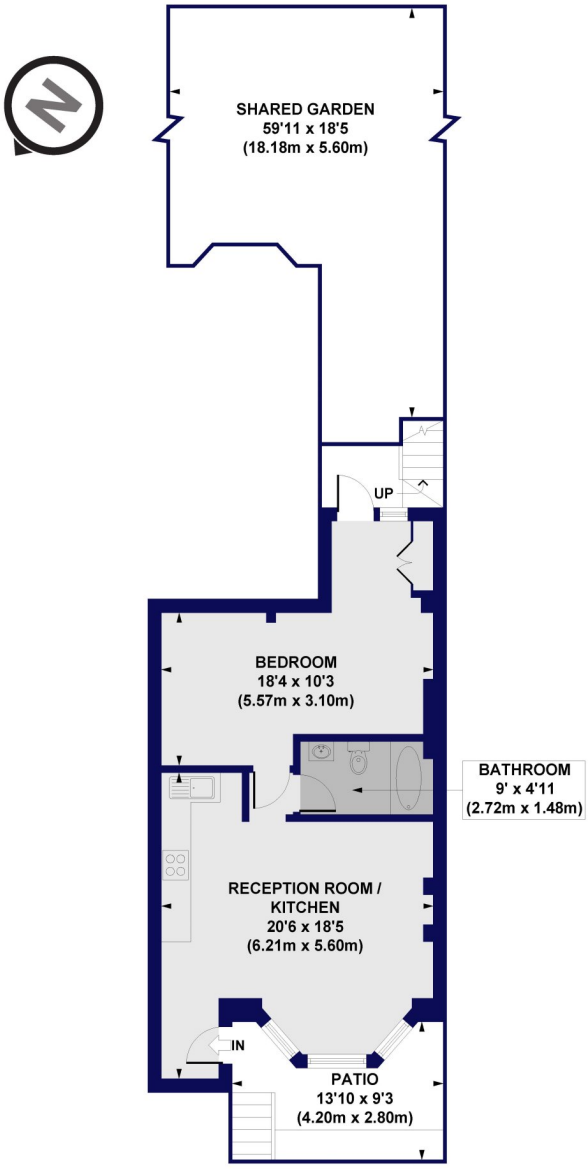
Basement Flat, Mildenhall Road, E5

Approx. Gross Internal Floor Area 563 sq. ft / 52.35 sq. m



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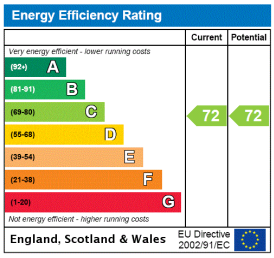
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Mild

Tenure: Leasehold (soon to be Share of Freehold)

Term: 89 year and 2 months (Subject to change)

Service Charge: Adhoc basis (£600 - £700 per year in building insurance)

Ground Rent: £ 200 Annually (Subject to review)

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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