



MILLFIELDS ROAD, LONDON, E5
'OFFERS IN EXCESS OF' £475,000 LEASEHOLD

A BRIGHT THREE BEDROOM PERIOD CONVERSION FIRST FLOOR FLAT IN THE HEART OF CLAPTON

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

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DESCRIPTION:

This exceptional three-bedroom first floor flat offers great space and natural light throughout and boasts a generous footprint. The heart of this home is its semi open plan kitchen, living room, and dining room. Sunlight dances through large windows, accentuating the bright ambiance that envelops the entire living space. The expansive living room seamlessly transitions to the dining area, creating an ideal setting for entertaining. The accommodation comprises of three double bedrooms offering ample room for wardrobes and additional furnishings. The property also benefits from a family bathroom suite and is being sold on a Chain Free basis.

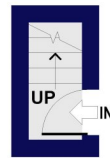
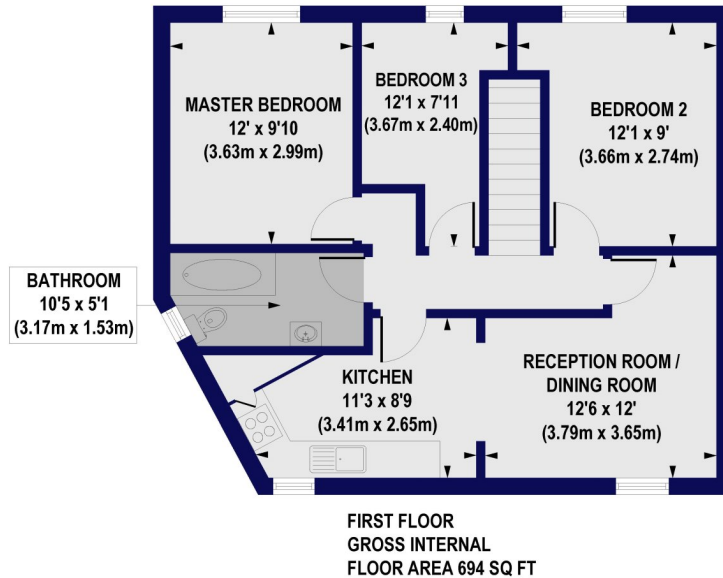
The local area offers abundant amenities and convenient transport links. Millfields Road places you at the heart of a vibrant community, brimming with boutique shops, quaint cafes, and local markets, perfect for leisurely strolls and social interactions. Excellent transport connections, including nearby Overground stations at Clapton and Homerton and regular local bus routes, effortlessly connecting to the City, West End and beyond.

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Millfields Road, E5
Approx. Gross Internal Floor Area 712 sq. ft / 66.20 sq. m

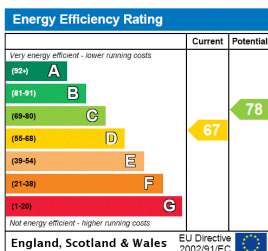


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 18 SQ FT

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.



<https://www.winkworth.co.uk/sale/property/HAC230375>

Tenure: Leasehold

Term: 93 year and 5 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 70 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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