

MILLFIELDS ROAD, LONDON, E5  
 'OFFERS IN EXCESS OF' £1,075,000 FREEHOLD

## CHARMING VICTORIAN 3 BED TERRACED HOUSE ON MILLFIELDS ROAD

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## DESCRIPTION:

Nestled in the heart of vibrant Lower Clapton, this charming three-bedroom Victorian terrace seamlessly blends period character with modern comfort. Set on the ever-popular Millfields Road, the home offers generous living space, elegant proportions, and a bright, welcoming atmosphere throughout.

The ground floor features a spacious double reception room with high ceilings, sash windows, and original fireplaces, perfect for both relaxing and entertaining. To the rear, a modern fitted kitchen and dining area opens out to a private garden, providing an ideal space for outdoor dining and family life.

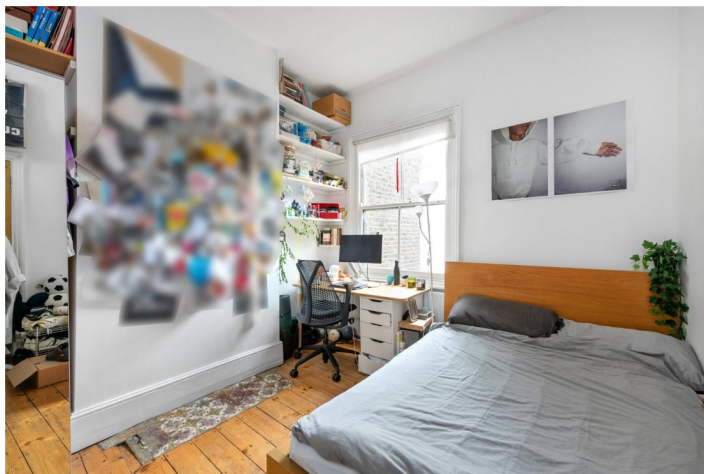
Upstairs, the property offers three well-proportioned bedrooms, as well as a stylish family bathroom. There is also potential to extend into the loft or side return (STPP) for those seeking additional space.

Ideally located within walking distance from various green spaces including Millfields Park, Clapton Pond, and Hackney Downs. The home is moments from Clapton Overground Station, offering quick connections to Liverpool Street and the City. The area is well served by an array of independent cafes, restaurants, and boutiques along Chatsworth Road and Lower Clapton Road.

This is a wonderful opportunity to purchase a beautifully presented family home in one of East London's most sought-after neighbourhoods.

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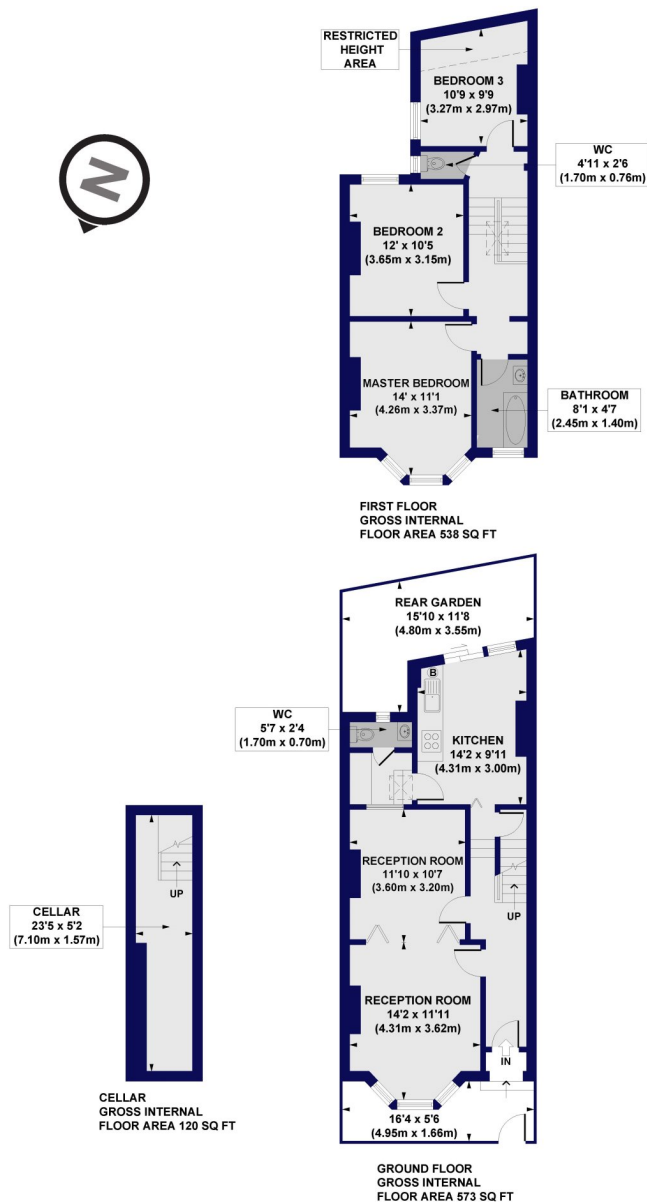


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## Millfields Road, E5

Approx. Gross Internal Floor Area 1232 sq. ft / 114.42 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1204 sq. ft / 111.88 sq. m (Excluding Restricted Height Area)



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		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/CLS244046>

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 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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