

# Millfields Road, E5



Blakestanley are excited to be marketing this excellently presented three bedroom Victorian period house, located on a popular tree lined residential street in E5 and offering 1400sqft (130sqm) of living space. The ground floor of the property consists of a double reception with retained period features such as a bay sash window, parquet wood flooring, intricate cornicing and stained windows and a separate W.C. The kitchen, with bay window, offers a great entertaining space and direct access to the well-maintained private garden. On the first floor there are two double bedrooms with storage and a family bathroom containing a free-standing bath and a walk-in shower. A further bedroom is located on the second floor, featuring skylights and a juliette balcony overlooking the garden. Ideally located between both Homerton & Clapton Overground stations and neighbours Chatsworth Road now famous for its Sunday Market. A stroll from the green open space of Millfields Park.

# £1,200,000

**Freehold**

## **KEY FEATURES**

- Three double bedrooms
- Period features in abundance
- Plenty of Storage
- A private garden
- A kitchen/diner and separate dual aspect reception space
- Close to amenities of Chatsworth Road and Lower Clapton Road
- Close to green open spaces of Millfields Park and Hackney Marshes beyond
- An array of transport links

## **ENERGY PERFORMANCE CERTIFICATE**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## **ADDITIONAL INFORMATION**

TENURE:	Freehold	(Advised by Vendor)
SERVICE CHARGE:	N/A	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,877.37	(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.

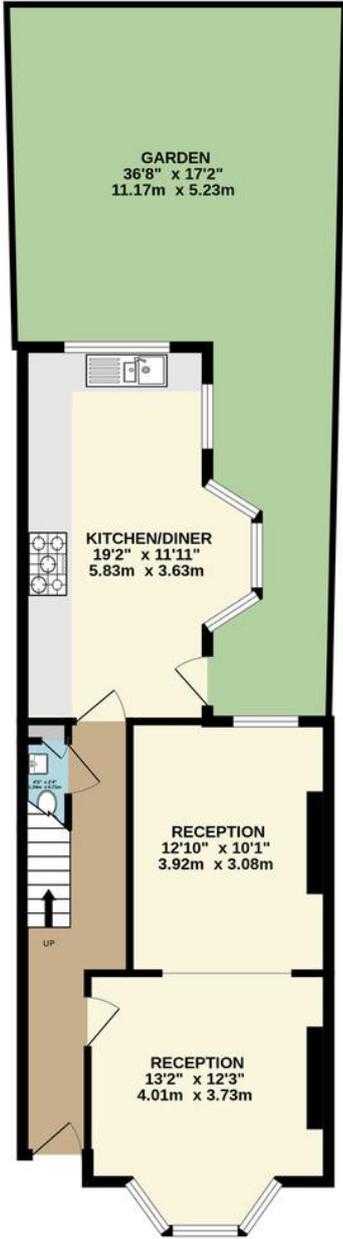








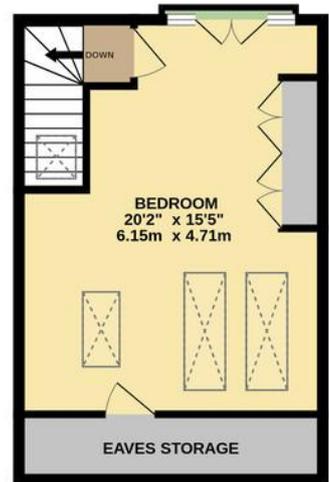




GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR  
363 sq.ft. (33.8 sq.m.) approx.

TOTAL FLOOR AREA : 1400 sq.ft. (130.0 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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Property of  
Blake Stanley