



Millfields Road  
London  
E5 0AD

Offers in Excess of £205,000

bettermove 

# Millfields Road London

Bettermove are proud to present this 1 bedroom studio flat in this sought-after residential road close to Chatsworth Road, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is A.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

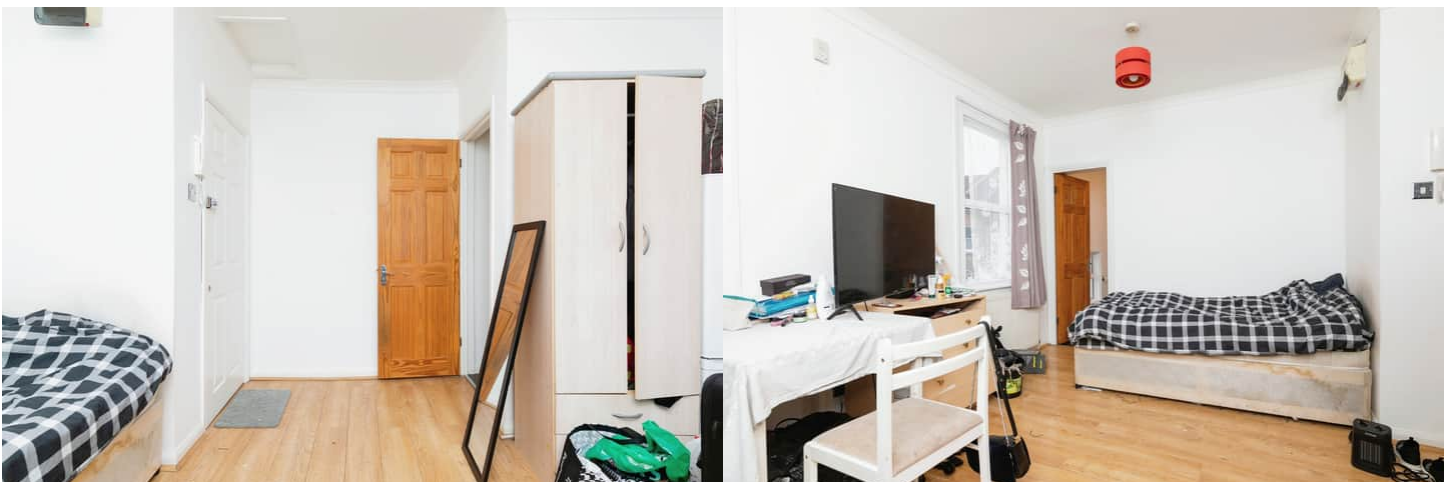
This is a leasehold property with 125 years remaining on the lease from 2006; the ground rent is £350 per annum and the service charge is approximately £70 per month.

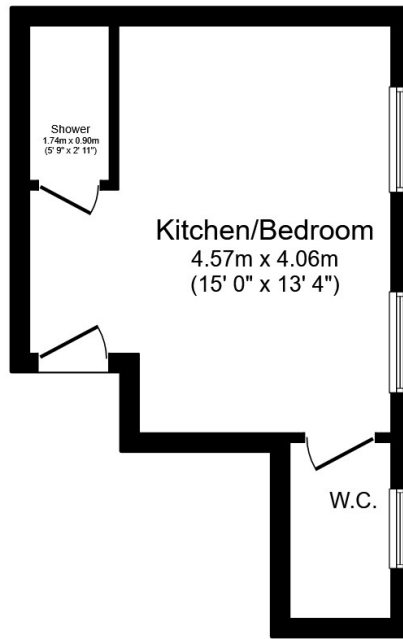
The interior of this property briefly comprises a spacious and open plan living space with fitted kitchen, separate WC and Shower room situated on the top floor of the building.

Located in this popular residential area the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. There are various Hackney parks and open spaces nearby, with Victoria Park, London Fields and Hackney Marshes all within walking distance. Excellent transport connections can be found from Clapton overground and many local bus routes providing easy access into central London.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.





Total floor area 19.8 sq.m. (213 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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