



Mildenhall Road, , London, E5 0RU

Asking Price £480,000



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## DESCRIPTION

Situated on the sought-after Mildenhall Road in the heart of Clapton, this beautifully presented one-bedroom period conversion offers generous proportions, an abundance of natural light and an exceptional blend of character and contemporary living.

Occupying the lower ground floor of an attractive Victorian property, the apartment centres around an impressive open-plan reception, dining and kitchen area, creating a superb space for both everyday living and entertaining. The modern fitted kitchen is finished with sleek cabinetry, wooden worktops and integrated appliances, while the spacious reception enjoys attractive wooden flooring and plenty of room for both relaxing and dining.

The generous bedroom provides excellent built-in storage and is complemented by a stylish contemporary bathroom finished with quality fittings.

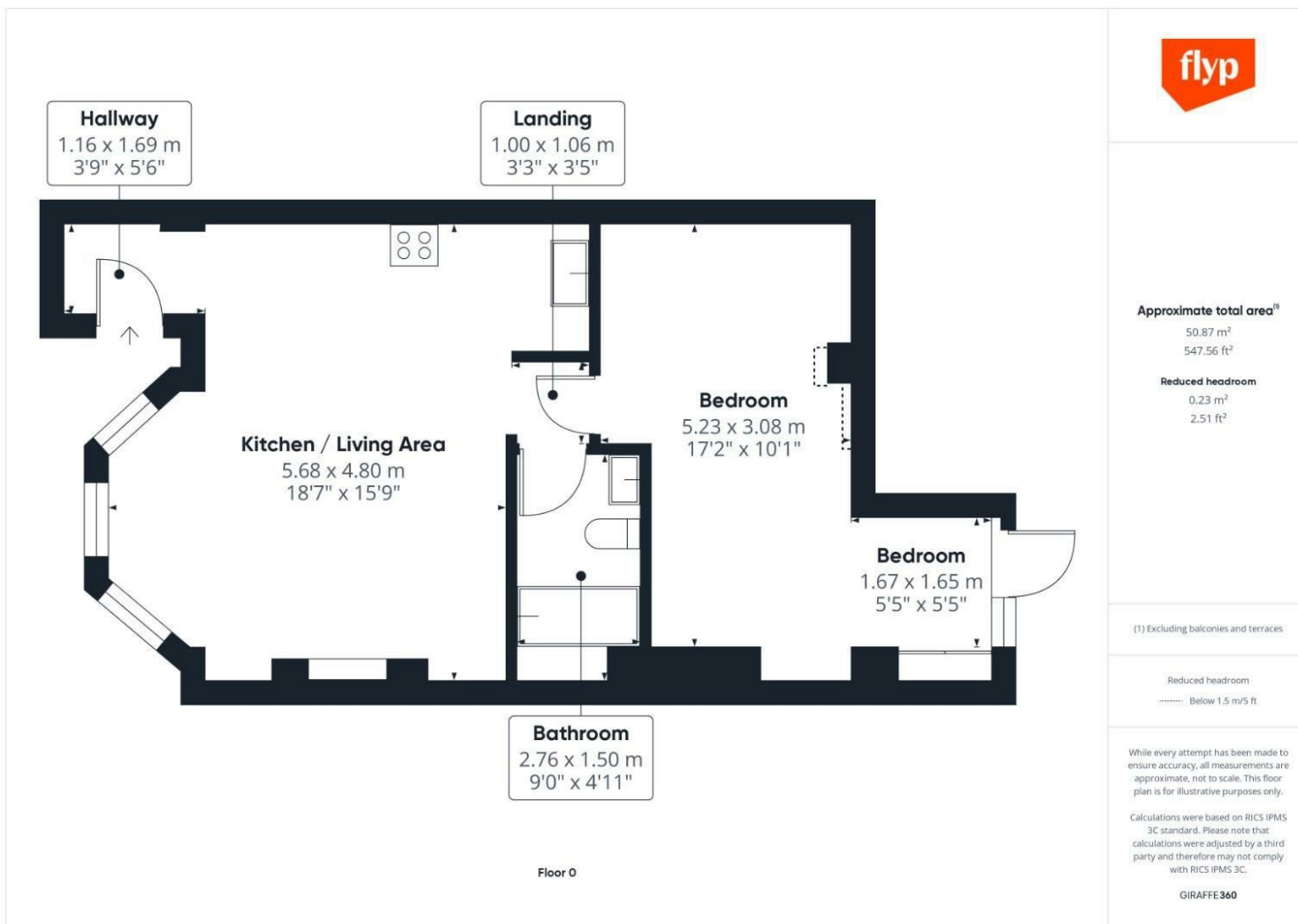
To the front, the property benefits from its own private garden, while to the rear there is direct access to a well maintained shared garden with a decked seating area, mature planting and lawn, providing an attractive outdoor space to enjoy.

Further benefits include a share of freehold, a beautifully presented period conversion, and an enviable location just moments from the vibrant cafés, independent shops and restaurants of Lower Clapton, Chatsworth Road and Church Street. Excellent transport links are nearby, with Clapton Station offering swift access into Liverpool Street, alongside numerous bus routes connecting across London.

A superb first home, London base or investment opportunity, combining generous living accommodation with excellent outside space in one of East London's most desirable neighbourhoods.







### Viewings

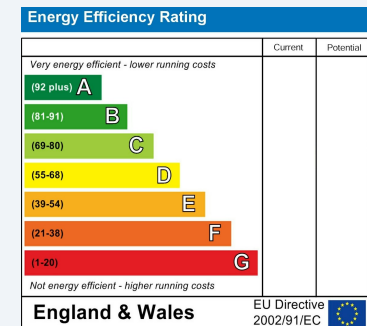
Please contact [StokeNewington@hunters.com](mailto:StokeNewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.