



Millard Road

London, SE8

Asking Price £450,000

Discover this smart and spacious two-bedroom property on Millard Road, an ideal choice for first-time buyers. Situated in a prime location, this well-presented flat offers excellent access to the Jubilee Line, making commuting to London Bridge, Bermondsey, and the wider city a breeze.

Inside, you'll find two generously sized double bedrooms, providing ample space for comfortable living. The large, bright living room opens onto a private balcony, perfect for enjoying your morning coffee or unwinding after a long day. The separate kitchen is well-equipped, offering plenty of storage and counter space for all your culinary needs.

With its unbeatable location and well-proportioned living spaces, this property is a fantastic opportunity for those looking to step onto the property ladder in one of London's most vibrant areas. Don't miss out on making this your new home!



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- Two large double bedrooms
- One modern bathroom
- Separate kitchen
- Balcony
- Park views
- Close to transport links



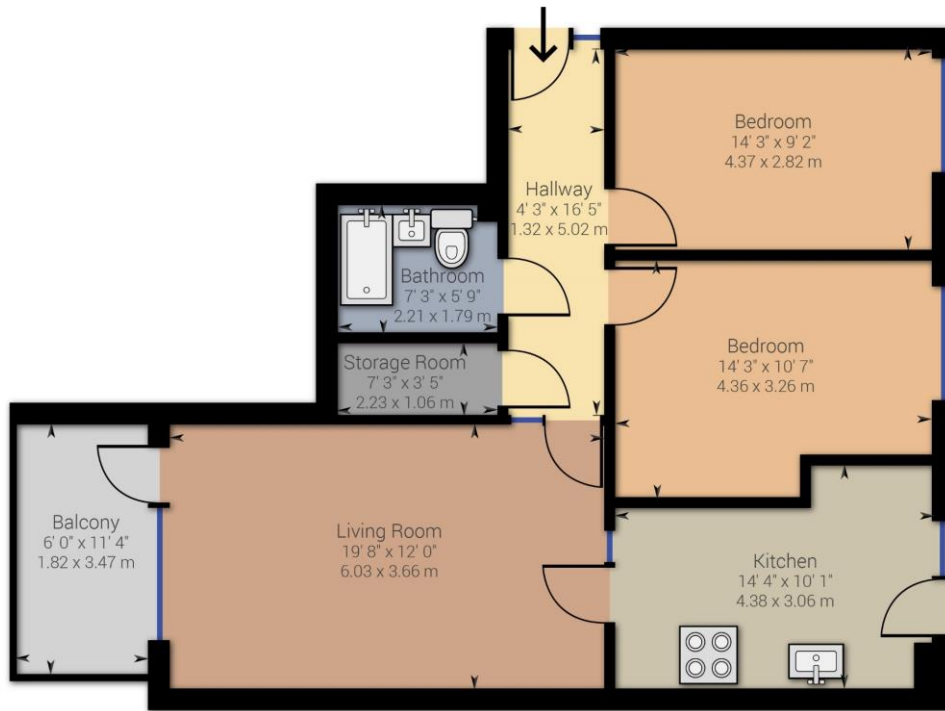
Tenure: Leasehold 108 years
Service Charge: £2443
Ground Rent: £ Peppercorn
Local Authority: Lewisham
Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approximate net internal area: 796.52 ft² (870.69 ft²) / 74 m² (80.89 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.