



Millard Road

London, SE8

Guide Price £400,000

*** Guide price £400 - £425K***

Discover this smart and spacious fifth floor, two-bedroom property on Millard Road, an ideal choice for first-time buyers, or as an investment.

Inside, you'll find two generously sized double bedrooms, providing ample space for comfortable living. The large, bright living room with wall-to-wall windows opens onto a spacious private balcony with wide-reaching views of the cityscape.

The heated hallway storage cupboard is unusually large for a city apartment providing sufficient space to store bicycles and other large items. The separate, good-sized kitchen is well-equipped, offering plenty of storage, Juliet balcony and ample counter space. As a bonus, the bedrooms and kitchen also provide beautiful views over the park to the river Thames, Greenwich and Canary Wharf.

Situated in a prime location, this well-presented flat offers excellent access to the Jubilee Line, Surrey Quays Overground, and Deptford station making commuting to Central London simple. Greenland Dock Pier is a short walk along the river Thames providing fantastic access to Canary Wharf. The property is a stone's throw away from the Thames path and the vibrant and thriving communities of Deptford High Street and Greenwich with ample shops, cafes/bars and arts.

This property benefits from a recently issued EWS1 certificate following extensive fire safety remedial works offering peace of mind to new owners.

CHESTERTONS

With its unbeatable location and well-proportioned living spaces, this property is a fantastic opportunity for those



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



Tenure: Leasehold 107 years 8 months

Service Charge: £2443

Ground Rent: £0

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

Chestertons Surrey Quays Sales

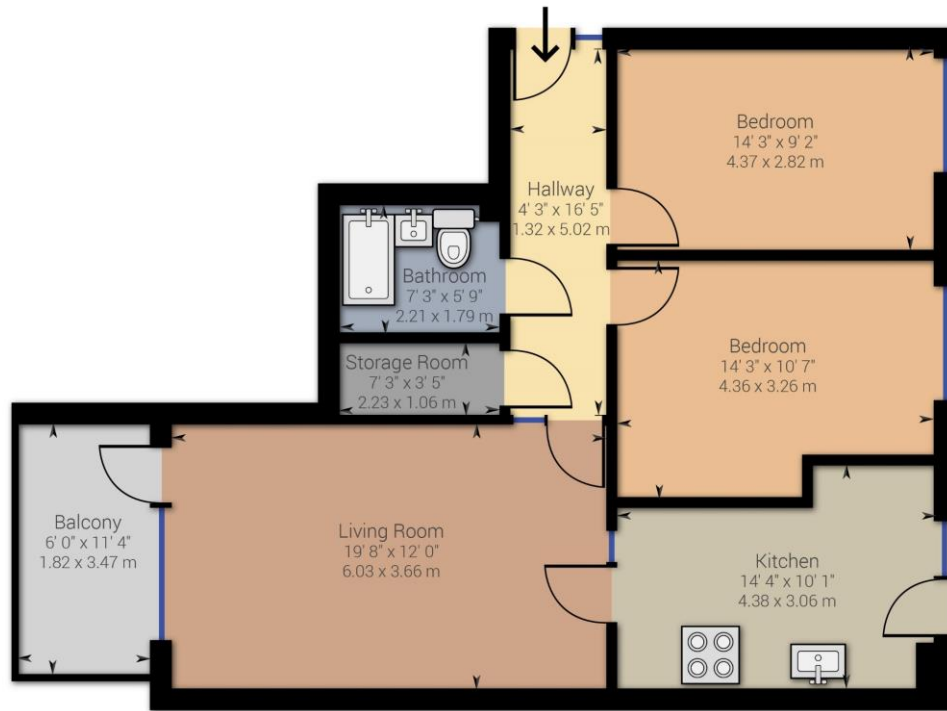
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Approximate net internal area: 796.52 ft² (870.69 ft²) / 74 m² (80.89 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as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