



- * THREE BEDROOMS & TWO BATHROOMS *
- * NO FORWARD CHAIN * PRIVATE UNDERGROUND PARKING *
- * SHORT WALK TO HACKNEY WICK STATION *
- * VIEWS OF CANAL AND OLYMPIC STADIUM *
- * TWO BALCONIES * APPROX 978 SQ FT *



103 Milliner House
5 Wild Flower Gardens
London, E3 2SZ

**Guide Price £800,000-
£825,000**

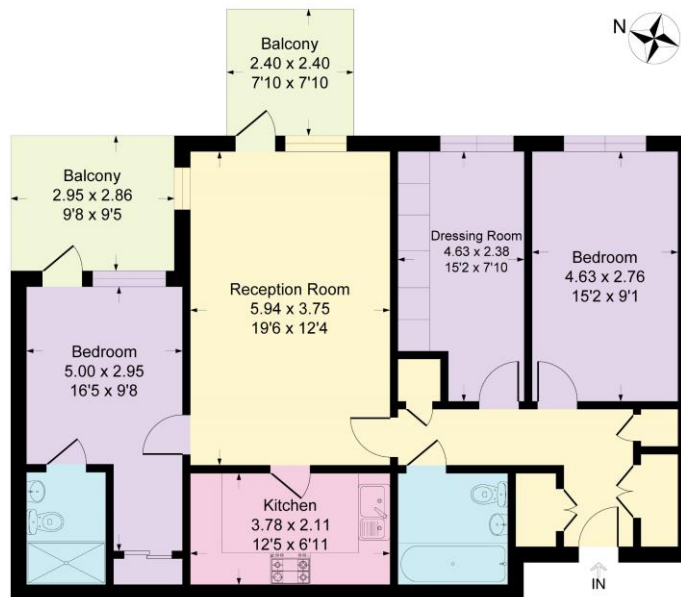
Welcome to your dream urban retreat! This stunning upper floor apartment is located in the trendy and vibrant Hackney Wick area, just a stone's throw from Hackney Wick station. With three spacious bedrooms and two modern bathrooms, this residence is perfect for families or professionals seeking comfort and style. The property can be offered with NO FORWARD CHAIN and viewing comes highly recommended.....



EPC RATING B
COUNCIL TAX BAND E
LEASE TERM 245 YEARS REMAINING (250 YEARS)
SERVICE CHARGE £275 PCM

Milliner House, 5 Wildflower Gardens, E3

Approximate Gross Internal Area = 90.8 sq m / 978 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

We understand this property is Leasehold.

VIEWING:

Via **Village Estates** on 01322 522111
Monday to Friday 9am-6pm, Saturday 9am-5pm
SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.