



**Millennium Place, London, , E2 9NL**  
**£365,000**

Elms Estates have the pleasure of bringing to the market For Sale this One Bedroom second Floor Apartment within a gated development with its own allocated parking space. The property is offered to the market on a CHAIN FREE basis.

Millennium Place is Located opposite Cambridge Heath Overground Station which is only two stops into Liverpool Street and offers excellent access to Bethnal Green Tube Station (Central Line) and with multiple bus routes into the City, West End and beyond. The Glorious Victoria Park is within easy reach and offers Beautiful Open Spaces and Miles of Scenic Walks. The Relaxed, Cool Feel of Victoria Park Farmers Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is also a short walk away and offers an array of shops and dining experiences.

Internally the property offers spacious accommodation with a Balcony off the Reception Room. The Kitchen is also off of the lounge which works well for entertaining, The property has a spacious double bedroom and shower room with the property also benefiting from Gas Central Heating and Double Glazing.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our property consultants.



## Reception Room/Kitchen

22'11" x 9'10" (7.0 x 3.0)

## Bedroom

12'9" x 10'5" (3.9 x 3.2)

## Shower Room

## Material Information

Tenure: Leasehold

Length Of Lease: Approx 94 Years remaining

Annual Ground Rent: £150.00 Per year

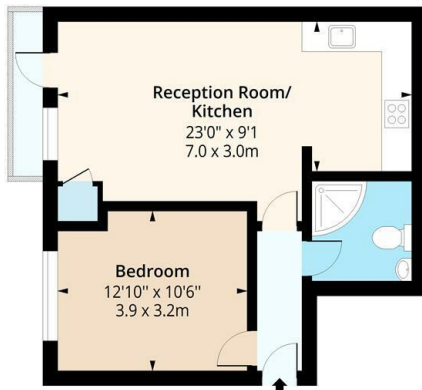
Annual Service Charge: £1,800.00 Per Year

Council Tax Band: C



## Millennium Place

Approx. Gross Internal Area 492 Sq Ft - 45.71 Sq M



## Second Floor

Floor Area 492 Sq Ft - 45.71 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. [lpaplus.com](http://lpaplus.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus+) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	81		