



## Millennium Place, London, E2 9NL £335,000

Guide Price £335,000 - £350,000 Elms Estates have the pleasure of bringing to the market For Sale this One Bedroom third Floor Apartment with parking 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 good sized accommodation and with higher than usual ceilings the property feels light and spacious throughout while there is a small Juliet Balcony off the Reception Room. The Kitchen is off of the lounge which works well for entertaining with the additional benefits of 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

13'9" x 12'1" (4.2 x 3.7)

## Kitchen

8'2" x 7'6" (2.5 x 2.3)

## Bedroom

13'9" x 10'2" (4.2 x 3.1)

## Bathroom

## Material Information

Tenure: Leasehold

Length Of Lease: Approx 93 Years remaining

Annual Ground Rent: £150.00 Per year

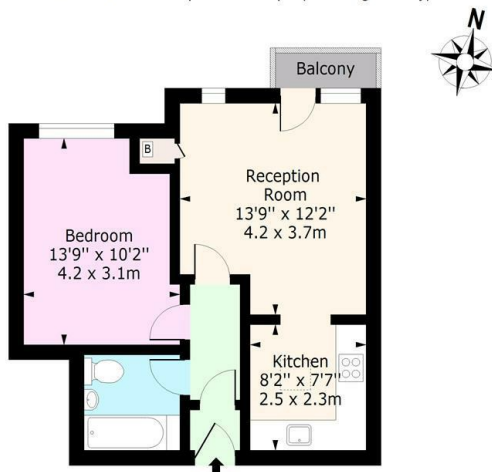
Annual Service Charge: £1,737.89 Per Year

Council Tax Band: C



### Millennium Place, E2

Approx. Gross Internal Area 472 Sq Ft - 43.85 Sq M (Including Balcony)  
Approx. Gross Internal Area 457 Sq Ft - 42.46 Sq M (Excluding Balcony)



### Third Floor

Floor Area 457 Sq Ft - 42.46 Sq M

For Illustration Purposes Only - Not To Scale  
www.jpaplus.com

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