



## Millennium Place, London, , E2 9NL £325,000

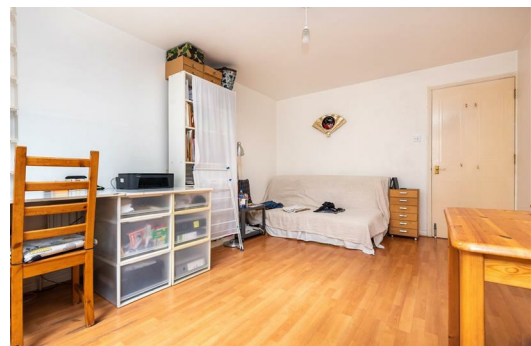
GUIDE PRICE £325,000 - £350,000 Elms Estates are Hugely Excited to be able to offer for Sale this One Bedroom First Floor Apartment within a gated development.

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 large reception room that gives you access to the balcony. Separate kitchen, Double bedroom and bathroom. The property also benefits from Gas Central Heating and Double Glazing.

The property is offered to the market on a CHAIN FREE basis.

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

14'9" x 12'9" (4.5 x 3.9)

## Kitchen

11'5" x 6'6" (3.5 x 2.0)

## Bedroom

14'9" x 8'10" (4.5 x 2.7)

## Bathroom

## Balcony

## Material Information

Tenure: Share Of Freehold

Length Of Lease: Approx 999 Years

Annual Ground Rent: £0

Annual Service Charge: £1,800.00

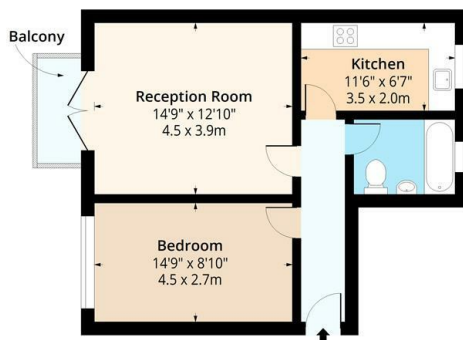
Council Tax Band: C



## Millennium Place, E2

Approx. Gross Internal Area 522 Sq Ft - 48.49 Sq M (Excluding Balcony)

Approx. Gross Internal Area 548 Sq Ft - 50.91 Sq M (Including Balcony)



## First Floor

Floor Area 522 Sq Ft - 48,49 Sq M

Monday 5th September 2022  
1 sq m = 10.76 sq feet  
Measured according to RICS IPMS2

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.  
ipaplus.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) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>78</b>	<b>80</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC