

Wild & Co.

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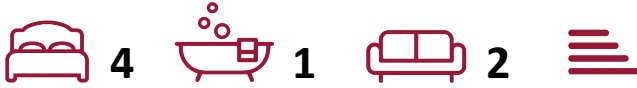


Millfields Road, E5 0AB

Discerning Hackney residents will already be familiar with the vibrancy of Chatsworth Village, renowned for its array of independent retailers, restaurants, cafés, and bars. This charming enclave continues to grow in popularity thanks to its proximity to Rushmore Primary School, Clapton Girls' Academy, South Millfields Recreation Ground, and a wide range of local amenities, while still retaining its distinctive village atmosphere. This 'chain free' mid-terrace Victorian house offers bright, well-proportioned accommodation throughout. Although requiring extensive refurbishment, it presents an excellent opportunity for buyers to create a substantial family home, with potential to extend further, subject to the necessary planning consents. The property comprises four double bedrooms, two interconnected reception rooms, a spacious kitchen/dining room, a first-floor bathroom, and a private rear garden. Offering considerable scope for improvement and enhancement, this attractive period home has been priced to reflect the work required and represents an exciting opportunity in one of Hackney's most sought-after locations.

Offers In Excess Of £1,150,000 | Freehold

Millfields Road, E5 0AB



- Chatsworth Village
- Potential to extend (STPP)
- Spacious kitchen/dining room,
- Chain free
- Large period Victorian family home
- 4 Double bedrooms
- First-floor bathroom
- In need of refurbishment, offering considerable scope for improvement
- 2 interconnected reception rooms
- Private rear garden.

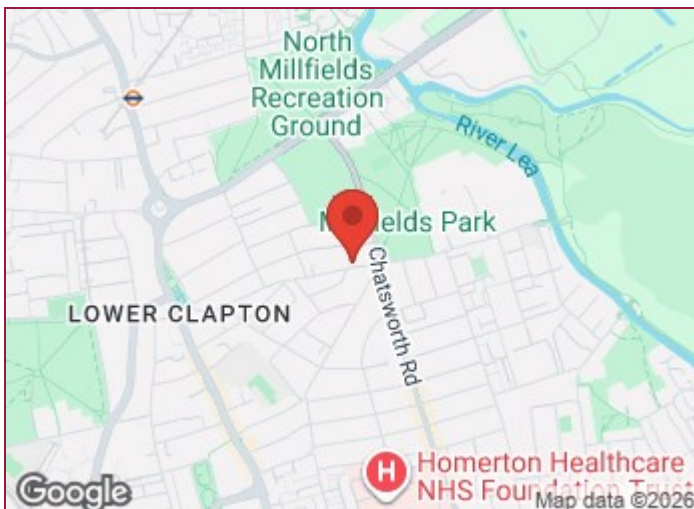
Wild & Co. are pleased to offer for sale this; mid-terrace Victorian house which offers bright, well-proportioned accommodation throughout. Although requiring extensive refurbishment, it presents an excellent opportunity for buyers to create a substantial family home, with potential to extend further, subject to the necessary planning consents.

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Currently rented as a House in Multiple Occupancy (HMO). Offered chain free.

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Directions

Millfields Road runs between Lower Clapton Road and Mandeville Street. The property is located between Chatsworth Road and Chaley Street.




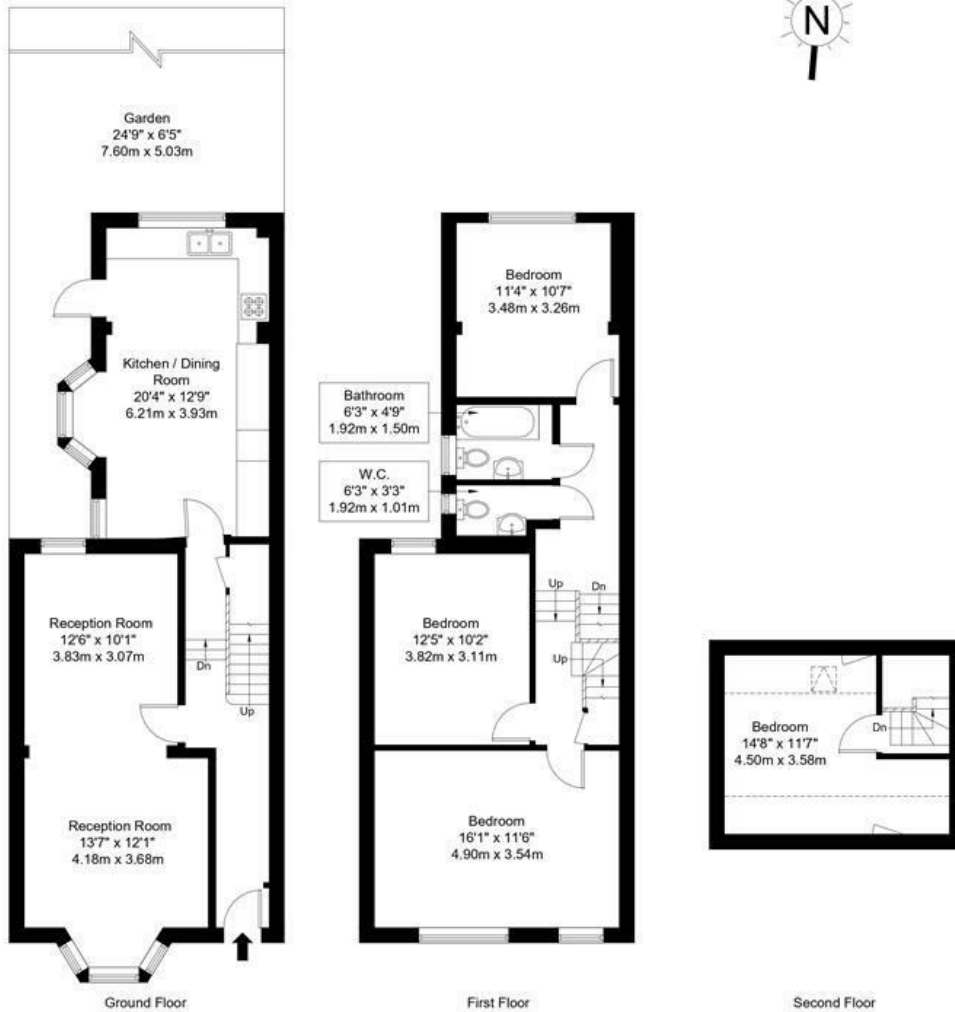
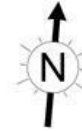
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Approx Gross Internal Area = 128.46 sq m / 1383 sq ft

Restricted Head Height = 5.74 sq m / 62 sq ft

Total = 134.2 sq m / 1445 sq ft

 = Reduced Headroom Below 1.5m / 5'0





Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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| Energy Efficiency Rating | | 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 | EU Directive 2002/91/EC |  | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC |  | |

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