



MILDENHALL ROAD, LONDON, E5
£1,395,999 FREEHOLD

A 5 BEDROOM VICTORIAN HOME ON THE SOUGHT AFTER MILDENHALL ROAD

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DESCRIPTION:

A rare opportunity to acquire a Victorian residence in one of E5's most desirable streets.

This magnificent four bedroom Victorian home on sought-after Mildenhall Road offers substantial accommodation across four levels, including a self-contained lower ground floor flat and a wrap around kitchen-diner extension.

The accommodation comprises of a beautifully proportioned reception room presenting a stunning feature fireplace and a large bay window that floods the room with natural light. A secondary room can serve as a second reception or a bedroom if required, perfectly positioned to overlook the garden. A modern kitchen sits to the rear of the home, with direct access to a south facing garden. The kitchen has been extended and offers a fantastic space for cooking and entertaining, there is plenty of room for a large dining table or second reception area, the space opens out to a well maintained south facing garden.

On the first floor, the first double bedroom overlooks the garden and is complemented by a family bathroom on this level. Two further bedrooms occupy the first floor, one towards the rear and the principal bedroom to the front with two windows, including a large bay, allowing for plenty of light and plenty of built-in bespoke storage. The top floor offers a further double bedroom with tranquil views over the gardens below and an additional full bathroom suite, providing an ideal space for guests or older children.

A major highlight of this property is the self-contained lower ground floor flat. With its own entrance, this thoughtfully designed space features a double bedroom, a full bathroom, and a well equipped kitchen. It offers superb flexibility for use as a rental, guest accommodation, or to be easily reconnected to the main house if desired.

Located just moments from the vibrant Chatsworth Road, and within the catchment of several highly regarded schools, this home also enjoys excellent access to green spaces including Millfields Park, Hackney Marshes, and Hackney Downs. Transport links are superb, with Clapton Overground Station and numerous bus routes providing direct access to the City, West End, and beyond.

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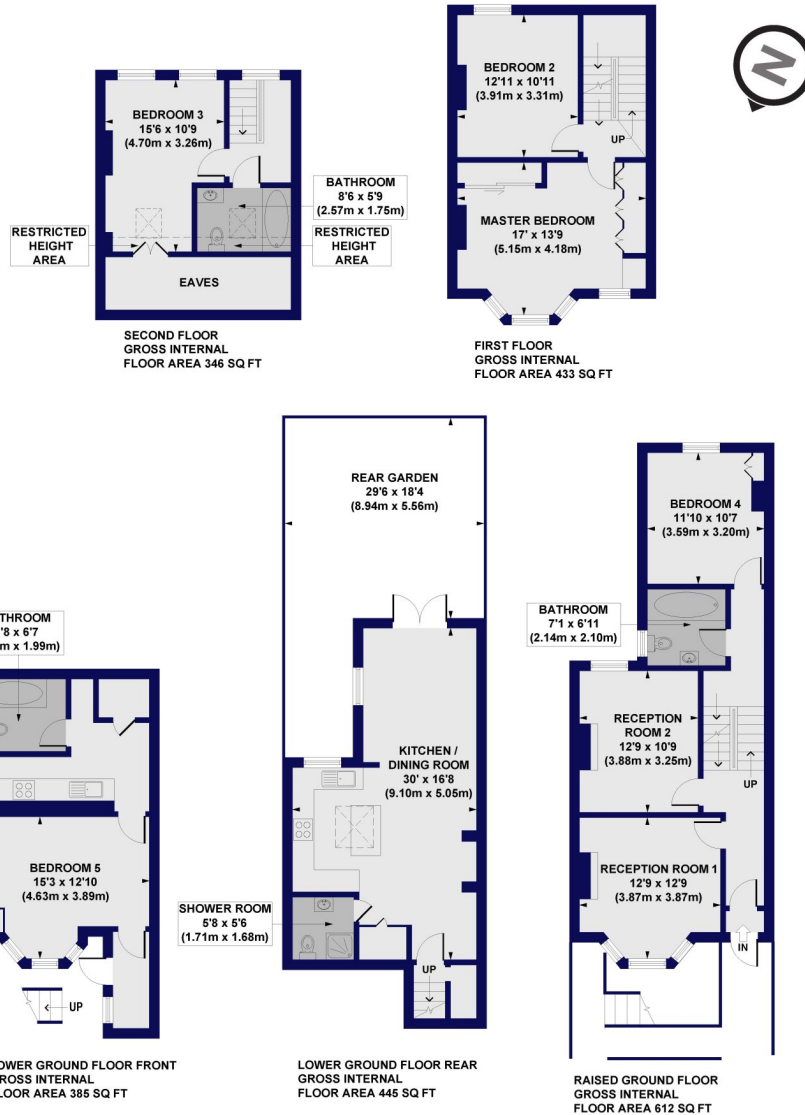


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Mildenhill Road, E5

Approx. Gross Internal Floor Area 2221 sq. ft / 206.33 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 2111 sq. ft / 196.15 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC220123>

Tenure: Freehold

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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