

P Permit holders only **N**
Mon - Fri
7.30 am - 6.30 pm

LET BY
020 8518 1210

Mildenhall Road, Lower Clapton, E5
London

£480,000



30B Mildenhall Road

Lower Clapton, London

Nestled on a sought-after residential street in the heart of Lower Clapton, this immaculately presented one-bedroom apartment offers stylish interiors, well-designed living space and the added benefit of both private and shared outdoor areas.

- Immaculately Styled One-Bedroom Apartment, Beautifully Presented Throughout
- Bright And Spacious Open-Plan Living, Kitchen And Dining Area
- Contemporary fitted kitchen with integrated appliances and ample storage
- Spacious Double Bedroom With Built-In Wardrobes
- Modern Bathroom With Quality Fixtures And Fittings
- Well-Designed Layout Maximising Space And Natural Light
- Located On A Desirable Residential Street In The Heart Of Lower Clapton (E5)
- Communal Rear Garden
- Private Front Garden
- Short Walk To Clapton Overground Station With Direct Links To Liverpool Street



Nestled on a sought-after residential street in the heart of Lower Clapton, this immaculately presented one-bedroom apartment offers stylish interiors, well-designed living space and the added benefit of both private and shared outdoor areas.

The property features a bright open-plan living, dining and kitchen area, creating a contemporary space ideal for both relaxing and entertaining. The modern fitted kitchen is complemented by sleek finishes and ample storage, while the generous double bedroom benefits from built-in wardrobes. A beautifully appointed bathroom completes the accommodation.

Outside, the apartment enjoys a private front garden as well as access to a shared private rear garden, providing excellent outdoor space.

Ideally positioned within a short walk of Clapton Overground Station, the property also enjoys easy access to the independent cafés, restaurants, green spaces and vibrant community that make Lower Clapton one of East London's most desirable neighbourhoods.

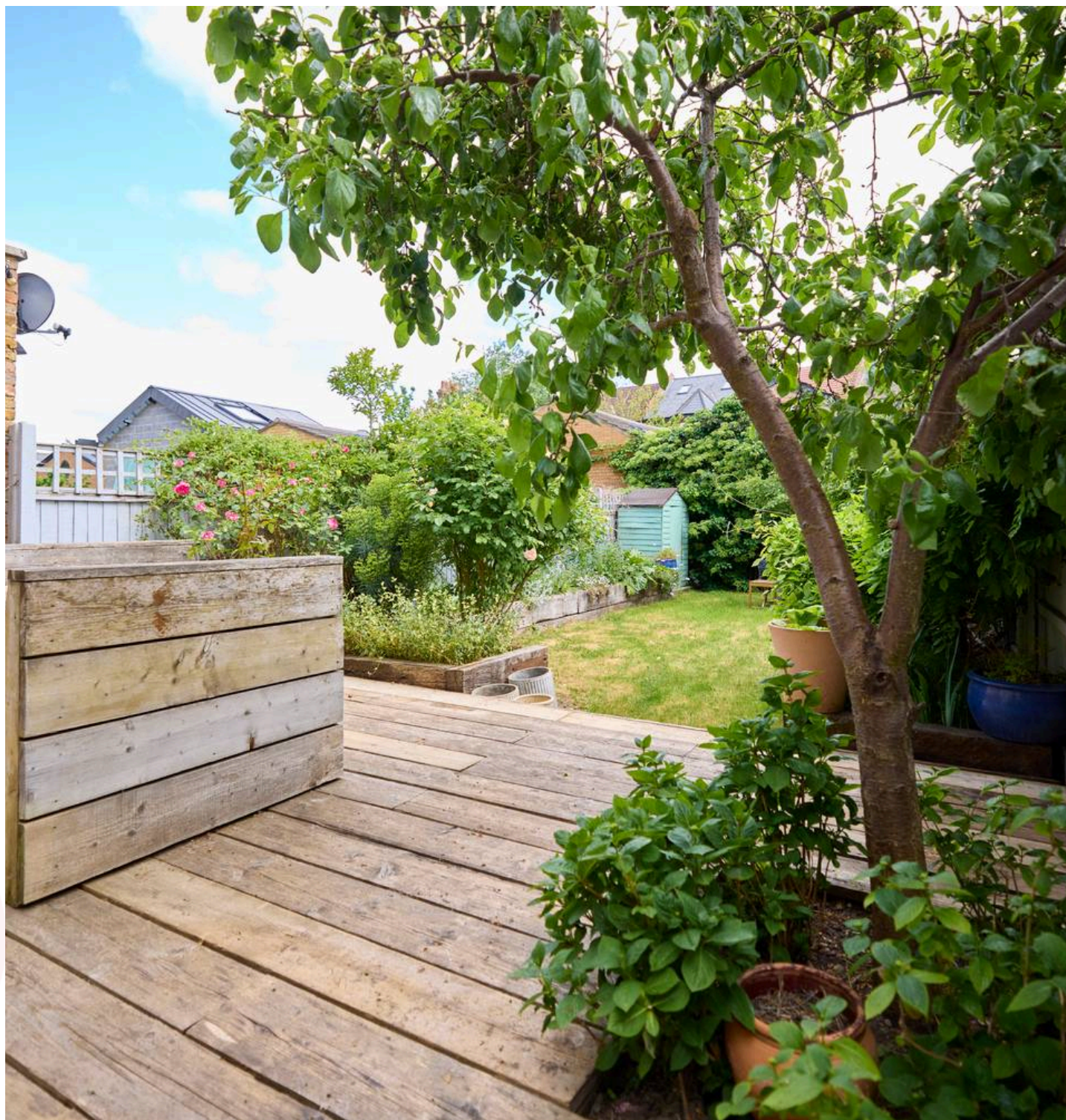
An exceptional opportunity for first-time buyers and professionals seeking a turnkey home in a prime E5 location.

Council Tax band: C

Tenure: Share of Freehold

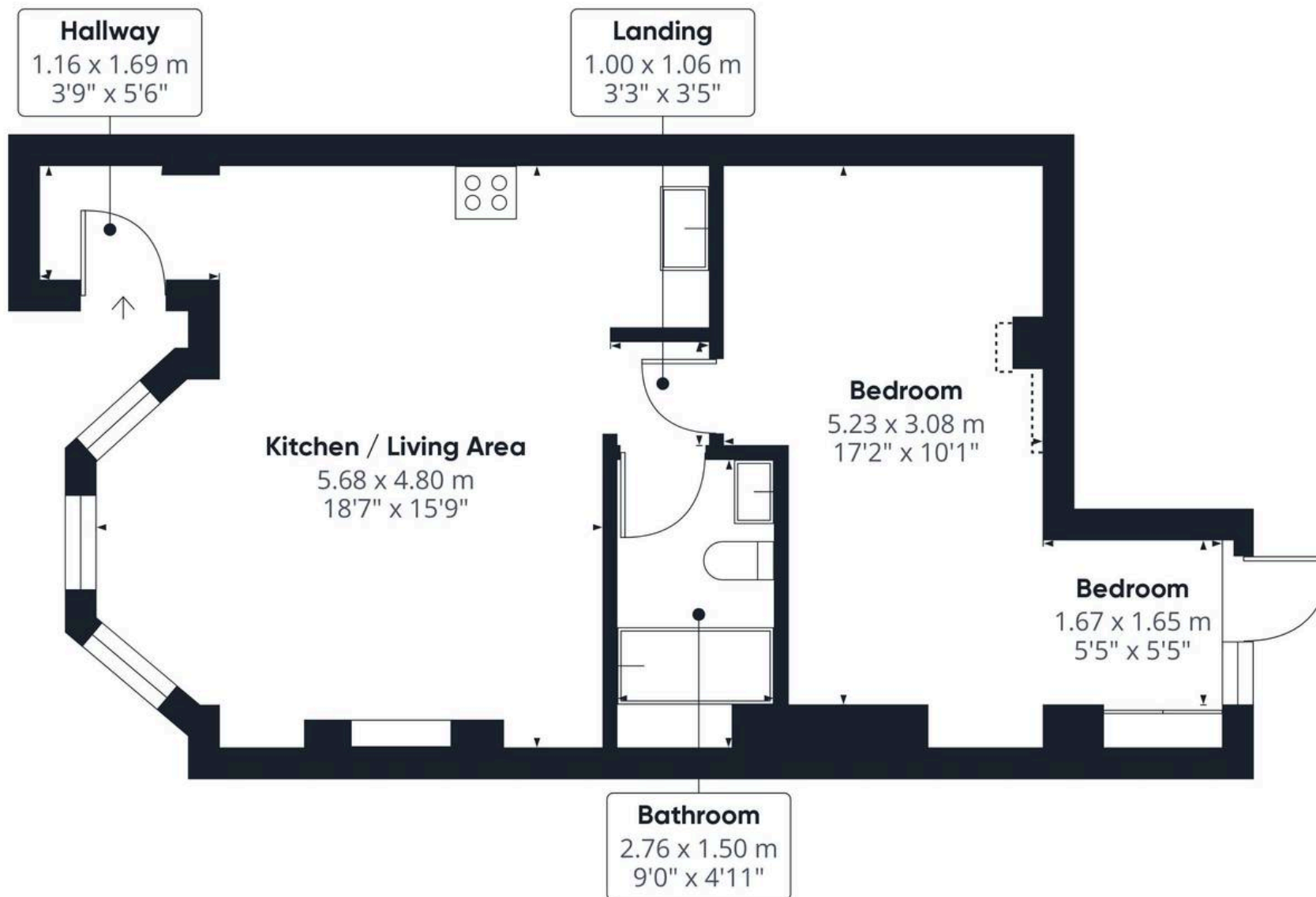
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:









Floor 0

Approximate total area⁽¹⁾

50.87 m²
547.56 ft²

Reduced headroom

0.23 m²
2.51 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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