



Council Tax Band

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

OSBALDESTON ROAD, NI6

£900,000

Leasehold

- TWO BEDROOM FLAT PLUS BASEMENT
- PATIO GARDEN
- BASEMENT HAS POTENTIAL TO BECOME ONE BEDROOM FLAT
- SOLD WITH NEW LEASE
- NO CHAIN



About The Property....

Ground Floor Flat & Basement | Great Investment | New Leases | Patio Garden

INVESTMENT OPPORTUNITY. Located on a peaceful residential street nestled just moments away from both transport links and amenities. This raised ground floor flat offers bright and well proportioned accommodation throughout with lots of charming features. Entered via private street entrance into a large, welcoming hallway with ample fitted storage whilst comprising of two large bedrooms - one of which benefits from fitted storage, followed by a large reception/dine which leads to a share

In addition to this, the a separate basement into self contained fl potentially 645 SQ F (currently 373 SQ FT)

Key Information

TO BE SOLD WITH I

GROUND FLOOR FL

BASEMENT - CURRE
FOR 647 SQ FT

EPC RATING - D

COUNCIL TAX - I
HACKNEY



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