



BASEMENT LEVEL
APPROX. FLOOR
AREA 276 SQ.FT.
(25.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 635 SQ.FT.
(59.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1143 SQ.FT. (106.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2013



2ND FLOOR
APPROX. FLOOR
AREA 205 SQ.FT.
(19.0 SQ.M.)



Council Tax Band - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Contact Us:

02072 490272

E-mail us:

sales@michaelnaik.com

Visit our website:

www.michaelnaik.com

£674,995

Leasehold

- Three Bedroom Flat
- Private Garden Area
- 1143 Sq. Ft
- Quiet Tree-Lined Location
- Leasehold
- Short Walk From Public Transport



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.



Situated on a quiet tree-lined residential street, within short distance of both local amenities and transport links is this generously sized first floor period conversion flat, arranged over two floors and comprising of a large reception, a separate kitchen/diner, three bedrooms and bathroom in addition to access (via shared basement storage area) to a private section of rear garden.

Key Information

Leasehold - 108 Years Remaining

1143 Sq. Ft

Ground Rent - £9 p/a

Council Tax - Hackney - Band D

