



Total floor area 46.5 m² (501 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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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	

£384,995

Leasehold

- Charming One Bedroom Flat
- Excellent Location
- No Onward Chain
- Open Plan Reception/Diner
- Leasehold - 92 Years Remaining
- 501 Sq. Ft



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.



About The Property...

Michael Naik & Co are delighted to offer this both conveniently places and well presented flat set within a small residential block which is located on an highly popular tree-lined street just moments away from Stoke Newington & Newington Green which both offer a popular selection of amenities.

Arranged through 501 Sq. Ft , the flat offers a light and neutral interior, comprising reception/diner with adjoining kitchen which is fitted with a gas range cooker, followed by a fully fitted bathroom and generously sized bedroom , all benefitting from double glazed windows and laminate wood flooring.

There is also the added benefit of a large communal garden.

Key Infornation

Leasehold - 92 Years Remaining

Ground Rent - £12 p/a

Service Charge - £143 p/m , £1,720 p/a

Council Tax - Hackney - Band B

