



- Offers in excess of
- £1,200,000**
- Freehold
- Victorian Terrace
 - Set On Tree-Lined Street
 - Excellent Location
 - 1,175 Sq. Ft
 - Freehold
 - North Facing Rear Garden



Total Area: 109.1 m² ... 1175 ft² (excluding balcony, garden)
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.



About The Property...

Spanning Sq. Ft , this charming Victorian Terrace offers bright and spacious accommodation arranged over three floors plus benefitting from a calming North-Facing garden to the rear, the ground floor offers large bay fronted through-lounge, ground floor bathroom and access out into the garden, followed by a lower ground floor kitchen/diner with access to an additional patio space, and the half landing a first floor finishing with three bedrooms.

Key Information

Freehold

Floor Areas - 1175 Sq. Ft / 109 Sq. M

Council Tax - Hackney - Band E

EPC Rating - D/66

