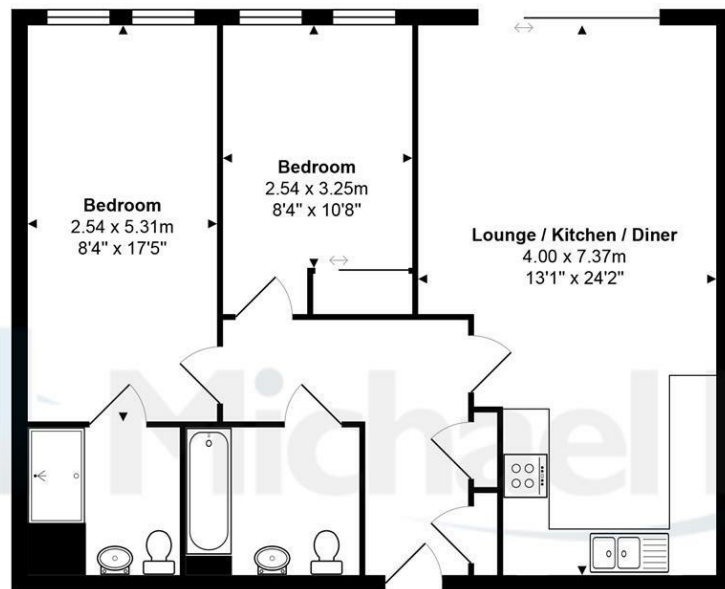
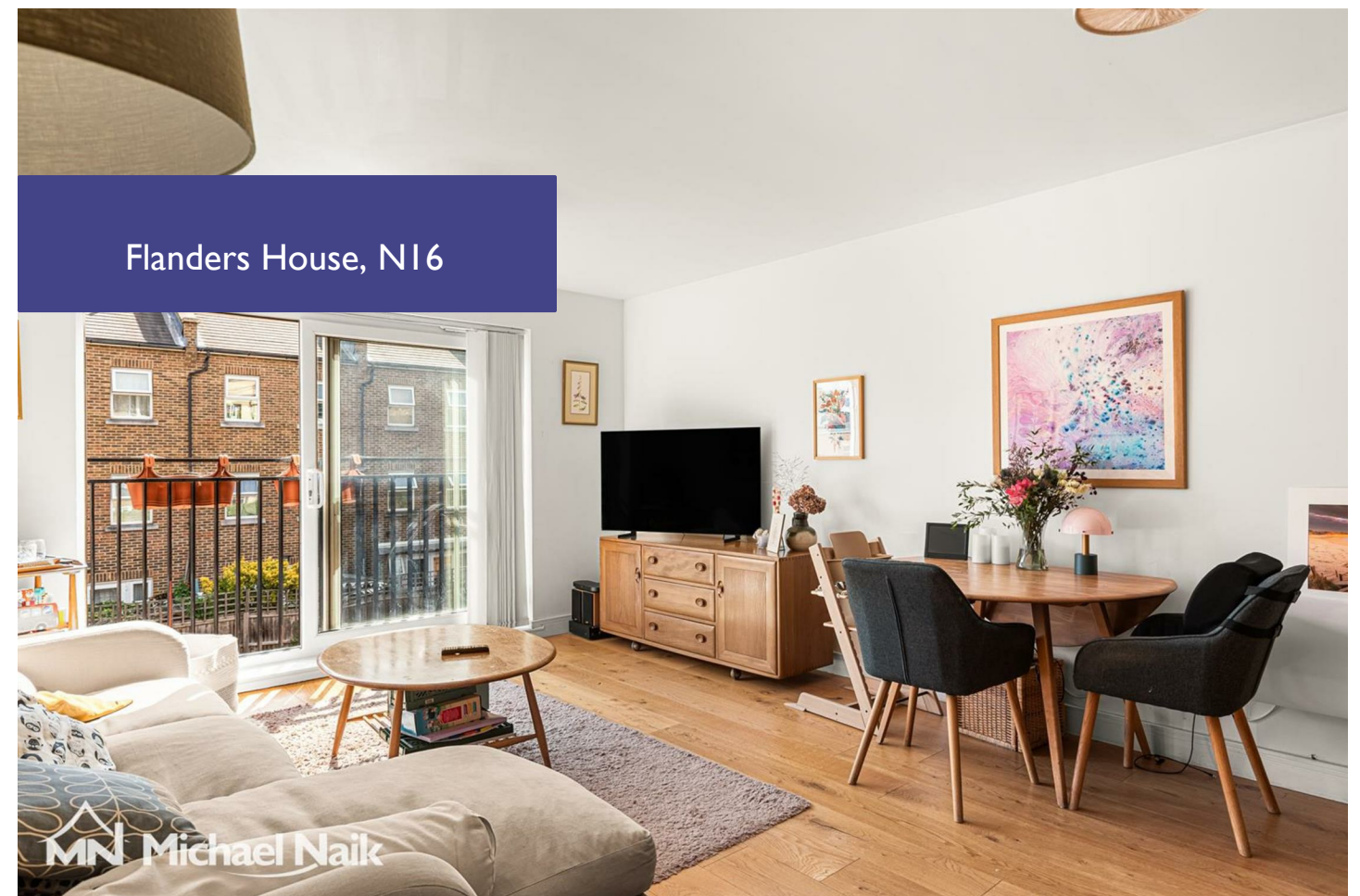




Total Area: approx. 68.1 m² ... 733 ft²

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk



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	

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£560,000

Leasehold

- Two Bedroom Apartment
- Set On First Floor
- Sought After Location
- En-Suite Shower Room
- Allocated Parking
- Leasehold - 103 Years Remaining



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...

This well laid out apartment is set just off of Church Street on a highly sought after residential street which is within catchment for nearby schools as, well as being within short walking distance of both excellent local amenities and transport links into The City & West End.

Located on the first floor, the flat benefits from a large and welcoming entrance hallway with doors leading into an open plan kitchen/lounge with ample space for dining and a Juliet balcony. Also included are a primary bathroom and two bedrooms, the primary bedroom benefitting from an en-suite shower.

The apartment also has an allocated parking space to the rear via secure gated entry. The block has both stairway and lift access.

Key Information

Leasehold - 103 years remaining

Floor Area - 700 Sq. Ft | 65 Sq. M

Service Charge - £2,600 p/a (paid half yearly)

Ground Rent - £535 p/a (paid half yearly)

Council Tax - Hackney - Band D

EPC Rating - 82/B

