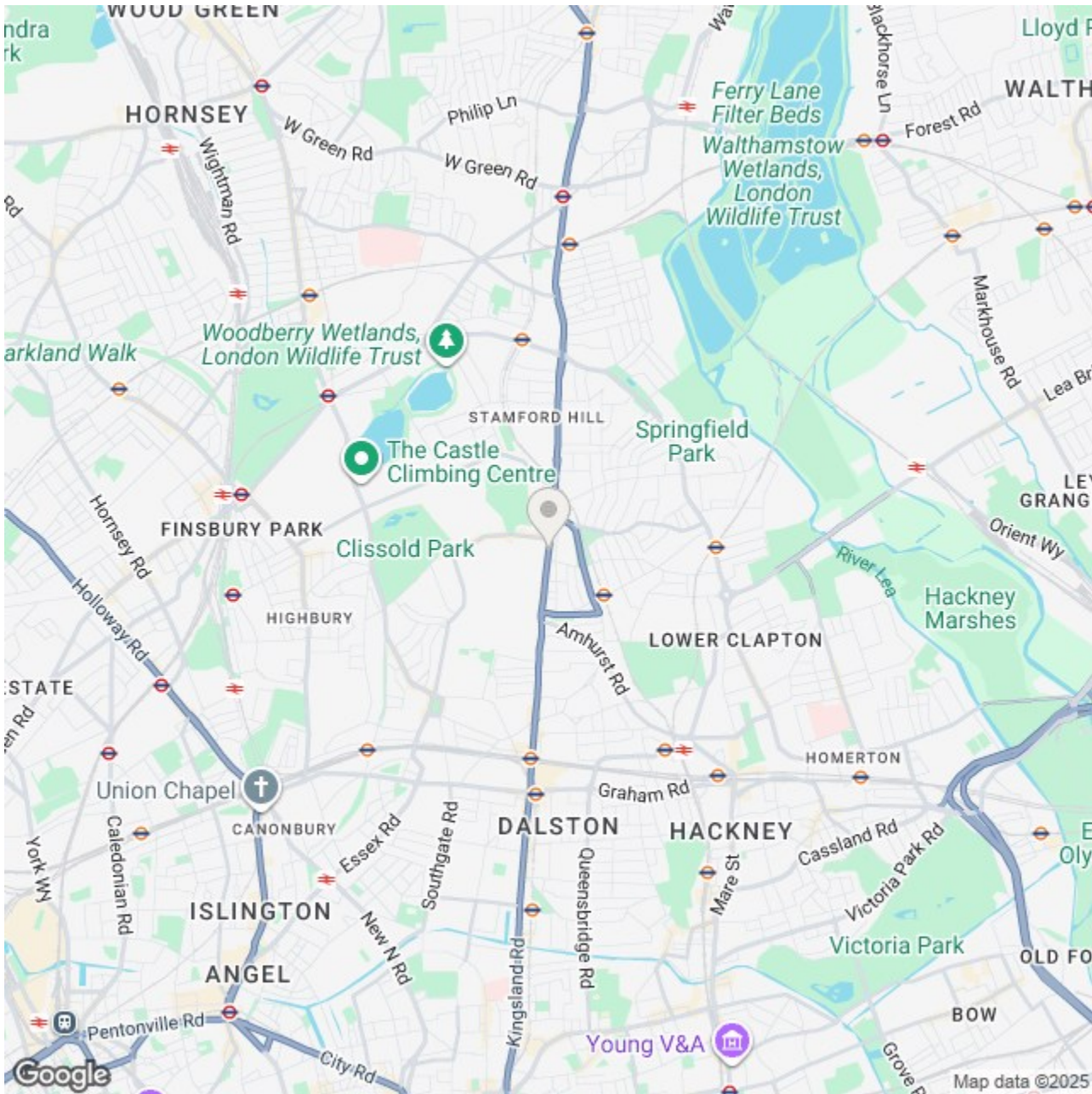




Council Tax Band **B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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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£475,000
Leasehold

- Spacious Two Bedroom Apartment
- High Street Conversion
- Arranged Over Two Floors
- No Onward Chain
- Two Bathrooms
- 774 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...

This bright and spacious duplex apartment is arranged over the top two floors of an High Street conversion right in the heart of Stoke Newington, providing near-immediate access to the areas popular offering of local amenities whilst being within close distance of transport links to The City & West End.

The property benefits from well proportioned accommodation throughout, with an entrance hallway leading into the open plan kitchen/lounge which has ample space for dining and features two ceiling height sash windows, followed by the first of two bedrooms and a shower room, with the top floor comprising of the primary bedroom and a fully fitted bathroom.

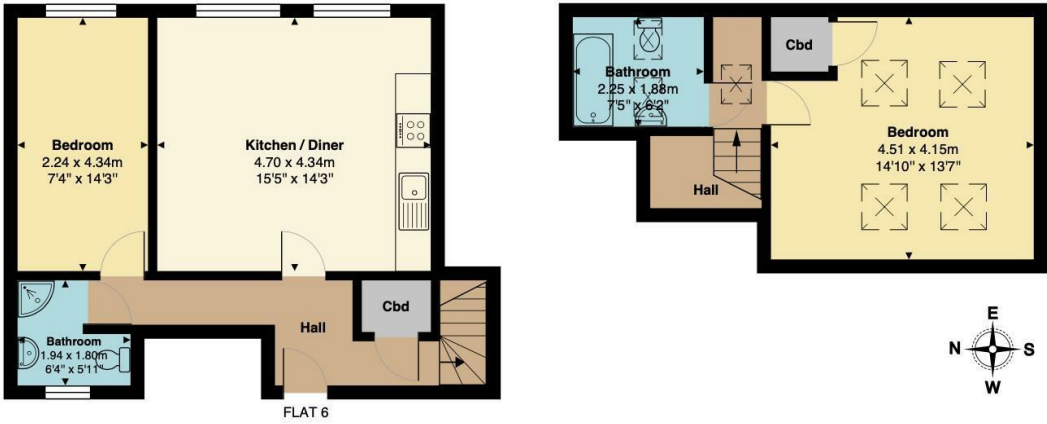
Leasehold - 117 Years Remaining

Service Charge - To Be Confirmed

Ground Rent - £250 p/a

Floor Area - 774 Sq. Ft | 71.9 Sq. M

Council Tax - Hackney



Total Area: 71.9 m² ... 774 ft²
All measurements are approximate and for display purposes only

