



**6 Lee Conservancy Road,
London**

**Guide Price £375,000
Leasehold**



6 Lee Conservancy Road, London

326 Mare Street, Hackney, London, E8
1HA

0208 510 0808
www.kings-group.net

- Two Bedroom Flat
- Chain Free
- Leasehold - 72 Years remaining (Being extended to 125 years)
- Overlooking Mabley Green
- Ease of Access to A12, A13 & A11
- Walking distance to local shops including Premier convenience store
- Catchment of Gainsborough Primary School
- Walking distance to Homerton Overground Station

Guide Price - £350,000 - £375,000

Kings Group - Hackney are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM FLAT on Lee Conservancy Road, E9. An ideal first time or investment purchase, this property is comprised of lounge, kitchen, two double bedrooms and family bathroom. The flat is within walking distance of Homerton Overground station and provides ease of access to the A12 with further road links to the A11, A13 and A406. Nearby are a number of local shops and amenities including Premier stores. The property overlooks Mabley Green, offering large green space immediately outside of the property. The property also falls within the catchment area of Gainsborough Primary School and Mossbourne Riverside Academy. To arrange a viewing, please do not hesitate to get in touch.

Leasehold Information:

Lease Term - 29/09/1996 to 29/09/2095

Remaining Lease - 72 Years (Being extended to 95 years on completion)

Service Charge - £128.49 pcm

Ground Rent - £471.56 p/a

Council Tax - Band C

EPC Rating - C

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Leasehold Information:

Lease Term - 29/09/1996 to 29/09/2095

Remaining Lease - 72 Years (Being extended to 125 years on completion)

Service Charge - TBC

Ground Rent - TBC

Council Tax - Band C

EPC Rating - C

Hallway 21'83 x 3'08 (6.40m x 1.12m)

Lounge 21'26 x 9'89 (6.40m x 2.74m)

Kitchen 8'99 x 10'71 (2.44m x 3.05m)

Bedroom One 11'50 x 8'81 (3.35m x 2.44m)

Bedroom Two 12'14 x 8'48 (3.66m x 2.44m)

Family Bathroom 8'77 x 7'24 (2.44m x 2.13m)

GROUND FLOOR



2 BEDROOM FLAT

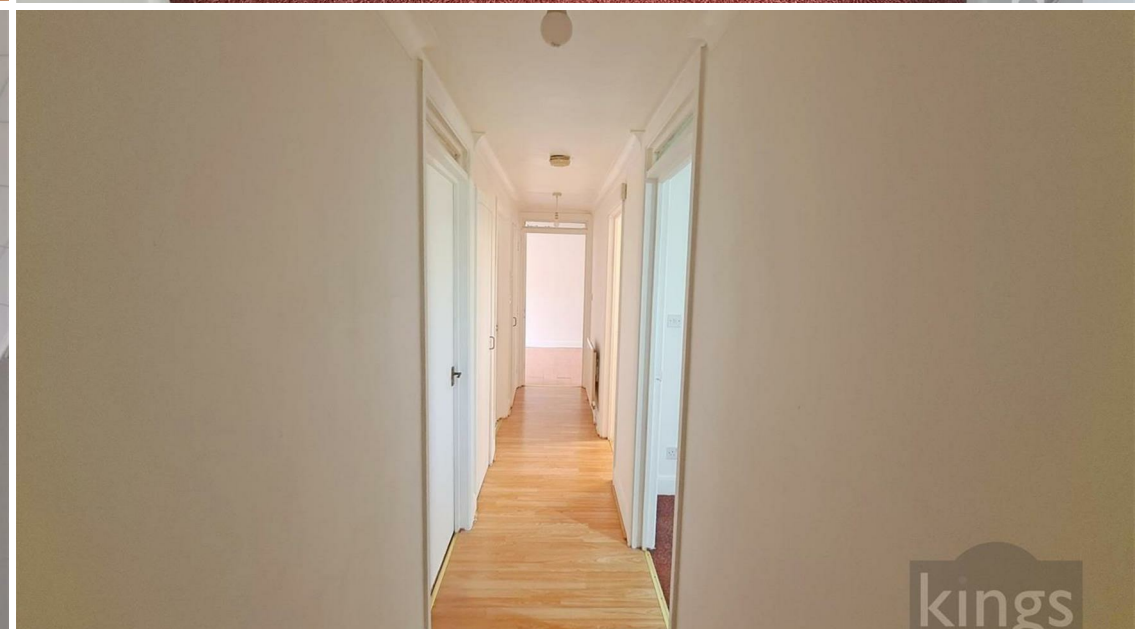
TOTAL FLOOR AREA : 62.0 sq.m. (667 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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