



59 Gilby House, London

£330,000 Leasehold



59 Gilby House, London

326 Mare Street, Hackney, London, E8
1HA

0208 510 0808
www.kings-group.net

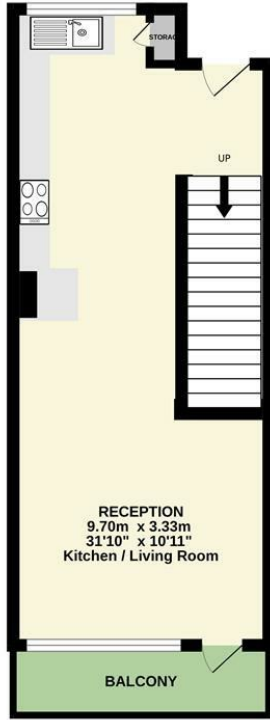
- Two Bedroom Flat
- Maisonette
- Immaculate Condition Throughout
- Double Bedrooms
- Two Private Balconies
- Chain Free
- Lease : 90+ Years
- Excellent Location
- Homerton Station Doorstep
- EPC Rating : C

Guide Price: £330,000 - £350,000.

To be sold with tenants in-situ

Kings Group are delighted to present this immaculate two bedroom maisonette flat with access to two private balconies. Situated on the fifth and sixth floor the property benefits from two double bedrooms, spacious light and airy open plan kitchen/living space leading to a private balcony, bathroom and separate w/c along with storage space throughout including a second private balcony from the master bedroom. This is an ideal opportunity for both first time and experience landlords.

GROUND FLOOR
35.2 sq.m. (379 sq.ft.) approx.

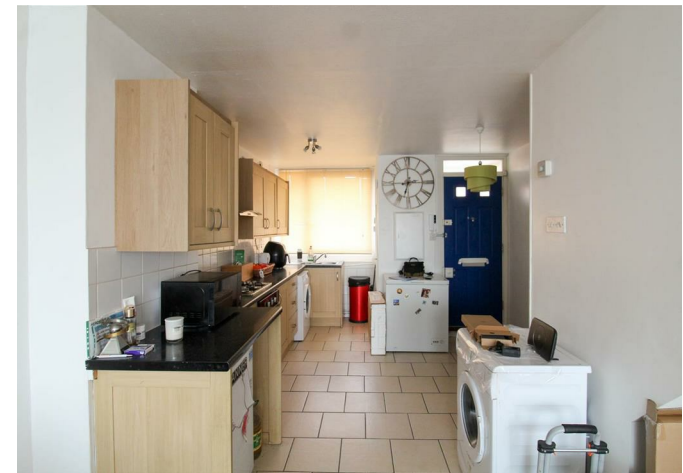


1ST FLOOR
35.6 sq.m. (383 sq.ft.) approx.



TOTAL FLOOR AREA: 70.8 sq.m. (762 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



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