

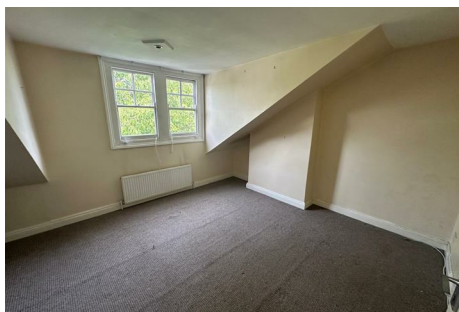


**PANTERA  
PROPERTY**

10 North Park Road  
Harrogate  
HG1 5PG

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London  
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## Upper Floor Flat Osbaldeston Road

Hackney, London, N16 6NP

- VACANT POSSESSION
- NO ONWARD CHAIN
- TWO BEDROOMS
- SITUATED OVER TWO FLOORS
- EPC RATING E

**Asking price £450,000**

# Upper Floor Flat Osbaldeston Road

Hackney, London, N16 6NP

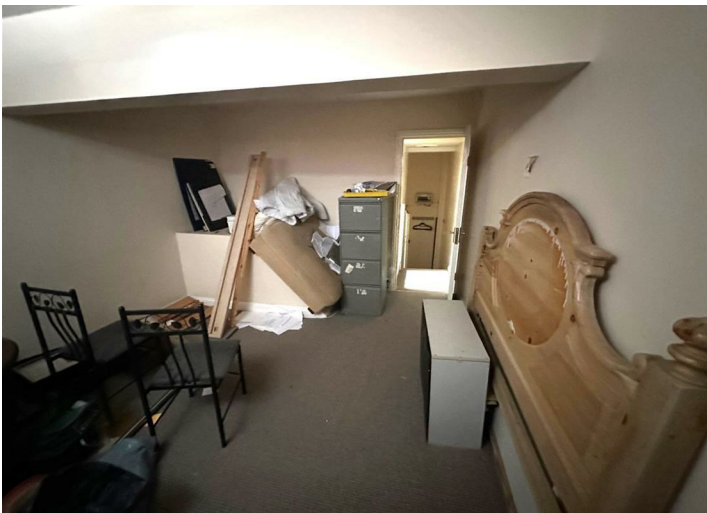
The property consists of a reception room on the first floor, stairs lead to the second where there is a kitchen, two bedrooms and the house bathroom.

## Location

The property is located in Upper Clapton, specifically on Osbaldeston Road. The property is situated in a residential area, benefitting from a range of restaurants, cafes and shops. Transport options include road links via the A10 and A406, local bus routes and Stoke Newington or Clapton rail stations. Recreational amenities can be found on Clapton Common, Springfield park, Hackney Downs and Anbey Park

## Tenure

The property is owned on a Leasehold basis according to the Land Registry with a term of 189 years from 28th February 1990, circa 155 years remaining.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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