



All enquiries Ref: Callum Glenn



- **Leasehold ground floor self-contained flat**
- **Investment**
- **Rent reserved - £17,232 per annum**

**Location:**

The property is situated Upper Clapton Road. Local stops and facilities are available along Lower Clapton Road, with a more extensive range of facilities of Hackney and Dalston accessible close by. Public transport links include Clapton and Hackney Downs Rail Stations together with a network of local bus services serving the surrounding vicinity. The property is well situated for a network of road links including the A10 which provides access into Central London to the south together with access to the North Circular Road and the M25 Motorways to the north. Recreational pursuits can be found at Hackney Downs and Millfields Park to the north.

**Accommodation:**

Room, kitchen, shower room/WC

**EPC Rating:** D**Council Tax Band:** A**Tenancy:**

The property is let on an assured shorthold tenancy at a rent of £1,436 per calendar month

**Rent reserved:**

**£17,232** per annum

**To view:**

Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue