



All enquiries Ref: Brian Grante



- Long Leasehold ground and first floor maisonette with garden and requiring updating
- Full vacant possession

**Location:**

The property is situated on Manse Road, well positioned for the amenities of Dalston, Hackney, Upper Clapton and Stamford Hill. Transport options include local bus routes, Rectory Road and Dalston Kingsland stations or road links via the A10, A217 and A406 North Circular. Recreational pursuits include Hackney Downs Park.

**Accommodation:**

Two bedrooms, reception room, kitchen, bathroom/WC  
 Outside: Front and rear garden

**EPC rating:** D

**Council Tax Band:** C

**Lease:**

To be sold on a new lease for a term of 125 years at a peppercorn ground rent.

**To view:**

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

