

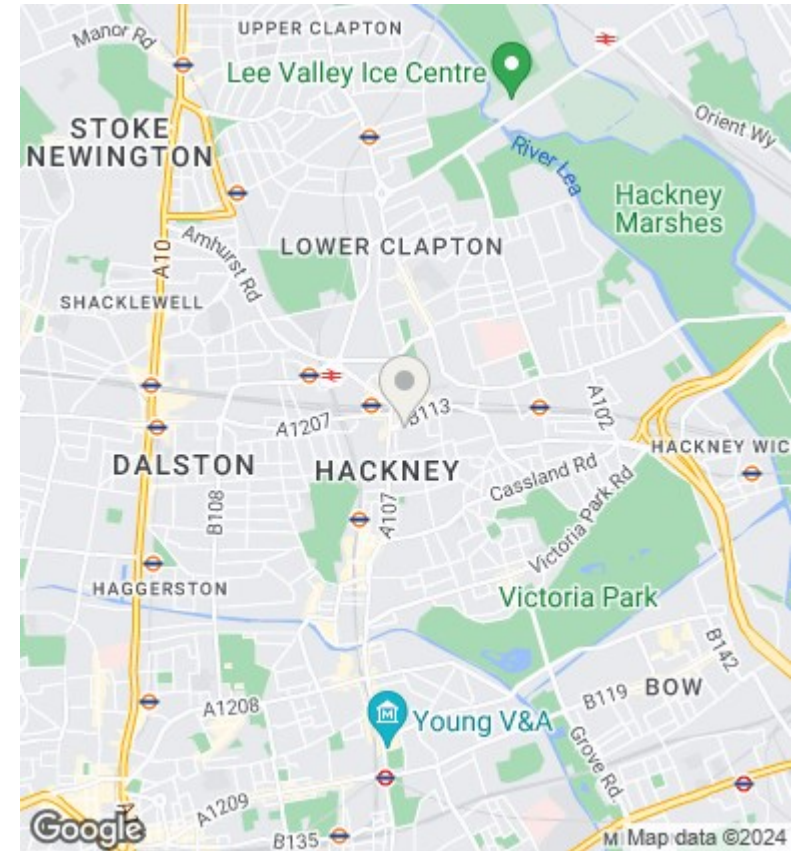
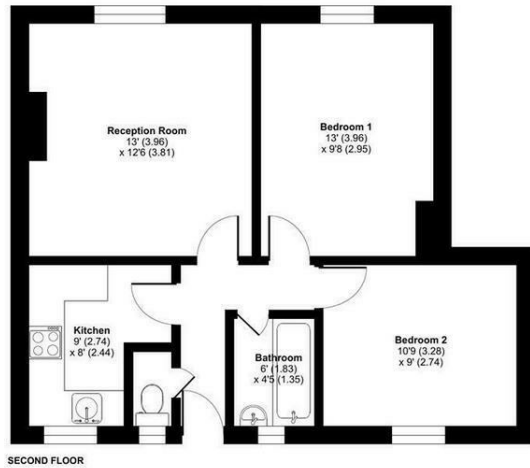
## Thomas House, Morning Lane, Hackney, London, E9 E9 6LB

Offers Over £325,000

- Leasehold: 107 years remaining
- Two double bedrooms
- Secure entry system
- Annual service charge: £1,800
- Separate kitchen and living room
- Close to local amenities
- Ground rent: £39/year
- Luxurious bathrooms

**Morning Lane, London, E9**

Approximate Area = 552 sq ft / 51.2 sq m  
For identification only - Not to scale



**Viewings**

Viewings by arrangement only.  
Call 02077225022 to make an appointment.

**Council Tax Band**

B

**EPC Rating:**

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		76	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	