



Stoke Newington High Street,
N11 2



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		
	71	74
England & Wales	EU Directive 2002/91/EC	

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£375,000

Leasehold

- One Bedroom Apartment
- Wooden Floors Throughout
- 558 sq. ft
- Gated Entry
- First Floor
- Excellent Location



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



About The Property...

Arranged on the first floor and spanning 558 sq. ft , this well presented one bedroom flat is placed in the heart of Stoke Newington , within easy reach of all the local amenities and restaurants that the area has to offer , as well as having excellent transport links close by.

The flat benefits from wooden floors and ceiling height windows throughout, whilst comprising of an entrance hallway with fitted storage, leading to a fully fitted bathroom, a generously sized bedroom , separate kitchen and a wonderful reception room with space for dining and featuring two ceiling height sash-style windows.

Key Information

Leasehold - approximately 114 years remaining

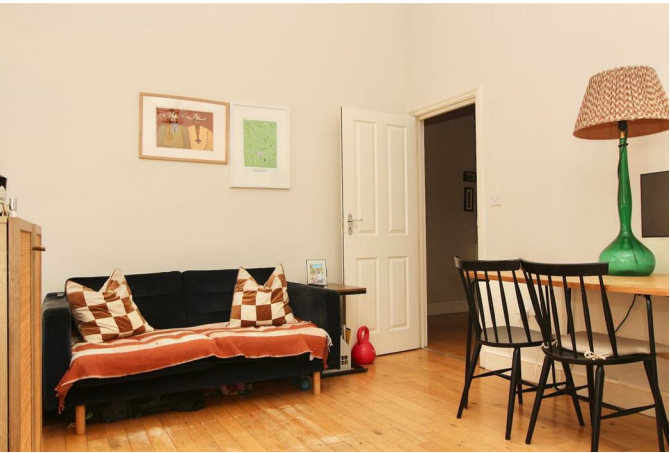
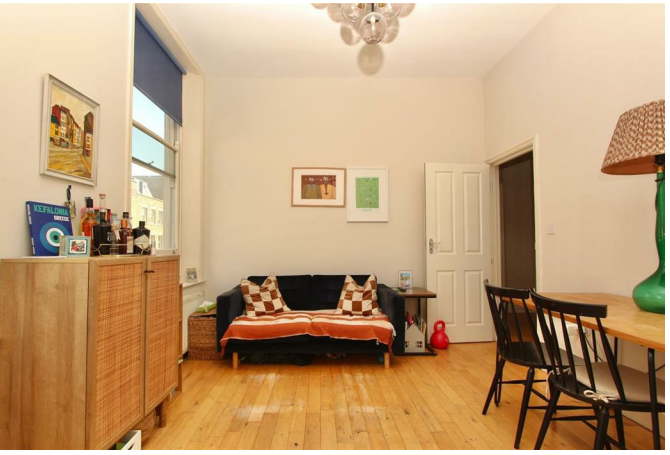
Ground Rent - £250 per annum

Service Charge - approximately £950 per annum

Floor Areas - 558 sq. ft

EPC Rating - /

Council Tax - Hackney - Band B



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