

36 Arbor Court
 Total Area: 53.7 m² ... 579 ft² (excluding balcony)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(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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£410,000

Leasehold

- Two Bedroom Flat
- First Floor
- 579 sq. ft
- Share of Freehold
- Long Lease
- Offered Chain Free



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...

Offered with no chain, this conveniently placed two bedroom flat is set on the first floor of a popular residential block adjacent to Clissold Park and just a short walk from Stoke Newington Church Street.

Accessed via a well maintained communal entrance, the flat offers light and spacious accommodation, with a separate kitchen, a fully fitted bathroom, two bedrooms and a large reception with access out onto a private balcony.

Arbor Court also enjoys the benefit of residents only parking .

Key Information

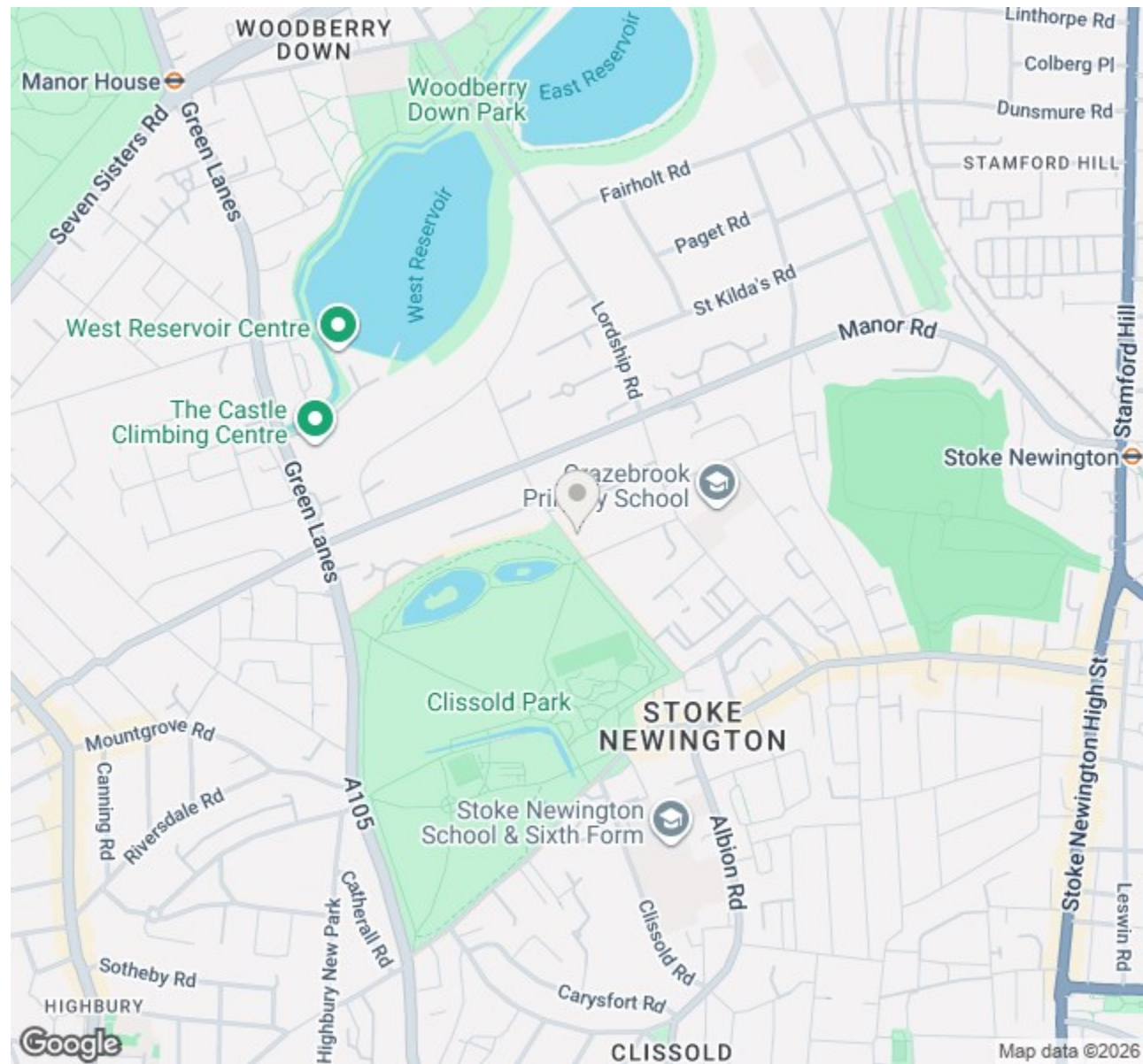
Share of Freehold with lease of 999 years from January 2004

579 sq. ft

Service Charge - £2,506 which includes £500 reserve fund

Ground Rent - £0

Council Tax - Hackney - Band C



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