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Duncan Road, Hackney, E8 4RA

£425,000 Leasehold

A well proportioned two bedroom apartment, located on the third floor, situated within 0.4 Miles of London Fields Station. The property benefits include; Two double bedrooms, lift to block, double glazing, lease 125 years from 1989. Offered to the market on a chain free basis.



ENTRANCE

Via communal balcony

HALLWAY

Hardwood door and double glazed window to front aspect, storage cupboard, cupboard housing hot water cylinder, fitted carpet.

RECEPTION

Double glazed window to rear aspect, fitted carpet.

KITCHEN

A range of wall and base units, rolled edge worksurfaces, stainless steel sink and drainer, gas cooker point, plumbing for washing machine, double glazed window to front aspect, part tiled walls, vinyl flooring.

BATHROOM

Comprising of a low level wc, enclosed panel bath, wall mounted basin, double glazed window to front aspect, part tiled walls, vinyl flooring.

BEDROOM ONE

Double glazed window to rear aspect, fitted carpet.

BEDROOM TWO

Double glazed window to rear aspect, fitted carpet.

OUTSIDE

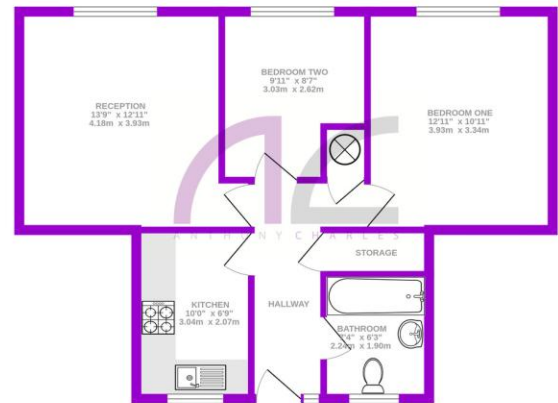
Communal garden laid to lawn and parking

LEASE: 125 Years from 1989

SERVICE CHARGE: £2,215.37 Pa

GROUND RENT: £9 Pa

THIRD FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 579 sq.ft. (53.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, wall-to-wall, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The various fixtures and fittings shown herein are based on the current specification. Plans are not to scale. Drawn by Morgan CAD.

Whilst care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective purchasers must make and rely upon their own enquiries and those of these professional representatives. The company accept no liability for any error contained in these particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

