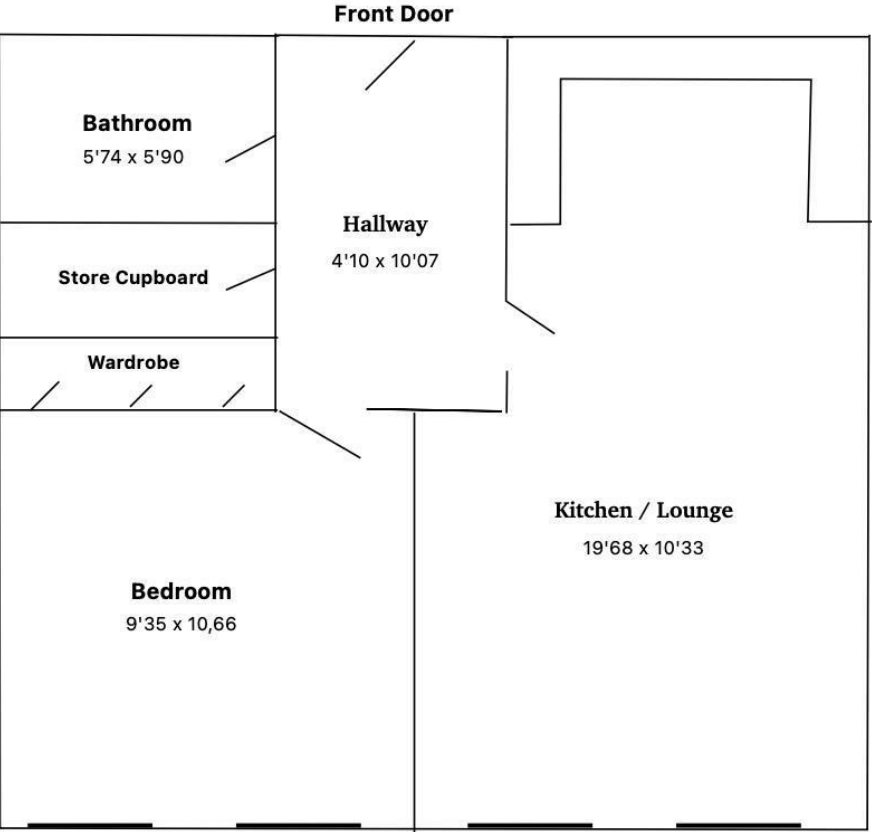


Flanders House, Defoe Road, N16



Total - 380. 23 Sq. Ft



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 73                      | 79        |
| England & Wales                             | EU Directive 2002/91/EC |           |

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£1,750 PER MONTH

- One Bedroom Flat
- Ground Floor
- 380 sq. ft
- Sought After Location Available Now
- Unfurnished



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...

Set on the ground floor of a popular residential block just off of Church Street, this immaculately presented one bedroom flat offering generously sized, and well laid out accommodation, firstly with a welcoming entrance hallway with convenient storage, and doors leading to an open plan kitchen/lounge benefitting from ample space for dining, followed by a fully fitted bathroom and a double bedroom with fitted storage.

Flanders House is a purpose build residential block within just a short stroll of Church Street's popular offering of retailers, restaurants and cafe's , in addition to bus links and Stoke Newington Overground also being within close proximity.

## Key Information

Available Now, Unfurnished

Reservation Deposit - £403 (forms part of security deposit)

Security Deposit - £2,015

Council Tax - Hackney - Band C

