



204 & 206

Well Street | | Hackney | E9 6QT

£2,300 Per Week



STRETTONS

## Key features

- Refurbished To A High Standard Throughout
- 2 Spacious Bedrooms
- Modern 3 Piece Bathroom
- 1 Bright Reception Room
- First Floor
- Prime Hackney Location
- Close To Shops and Restaurants
- Excellent Transport Links
- Available Now
- Council Tax Band C

## Description

Nestled in the vibrant heart of Hackney, this beautifully refurbished first-floor flat on Well Street offers a perfect blend of modern living and convenience. With two well-proportioned bedrooms, this property is ideal for professionals, couples, or small families seeking a stylish urban retreat.

Upon entering, you are welcomed into a bright and airy reception room, which serves as a perfect space for relaxation or entertaining guests. The flat has been refurbished to a high standard throughout, ensuring a contemporary feel that meets the demands of modern life. The modern three-piece bathroom is both functional and aesthetically pleasing, providing a serene space for your daily routines.

The location of this flat is truly exceptional. Well Street is known for its eclectic mix of shops, restaurants, and cafes, offering a delightful array of options right on your doorstep. Additionally, the excellent transport links in the area make commuting to central London and beyond both easy and convenient.

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Tenancies Signed on or after 1st June 2019

Holding deposit - 1 week's rent

Security deposit - 5 week's rent (rent of £50,000 or over per annum - 6 week's rent)

Unpaid rent - 3% above Bank of England base rate from Rent Due Date after 14 days in arrears.

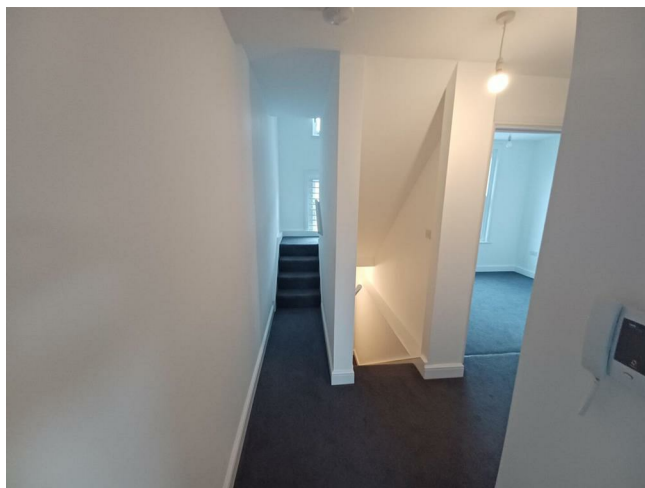
Lost keys - Cost of replacement key or other security device/lock replacement/locksmith.

£15/hour (inc. VAT) for extra costs incurred in time taken to replace keys.


Variation of contract - £50 (inc. VAT) per variation

Change of sharer - £50 (inc. VAT) per replacement tenant

## Directions





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band C    EPC Rating



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