



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			
England & Wales		EU Directive 2002/91/EC	

**Contact Us:**

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www.michaelnaik.com

**£2,800 PER MONTH**

- Three Bedroom Flat
- Arranged Over Ground Floor
- Private Section of Rear Garden
- Larger Reception
- Available Early June
- 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 across the entire ground floor of a double fronted period conversion, this spacious ground floor flat offers generous living accommodation , whilst also benefitting from a private section of rear garden. With a ground floor entrance, the flat comprises of a spacious bay fronted reception with plenty of space for dining, followed by a separate kitchen which offers viewings out to the gardens, a fully fitted bathroom and three bedrooms.

## Key Information

Available Early June

Unfurnished

Reservation Deposit - £646

Security Deposit - £3,320

Council Tax - Hackney - Band C

