

Total Area: 84.0 m² ... 905 ft² (excluding garden)
 All measurements are approximate and for display purposes only



Contact Us:
 02072 490272

E-mail us:
 sales@michaelnaik.com

Visit our website:
 www.michaelnaik.com

Offers in excess of
£850,000
 Leasehold

- Three Bedroom Maisonette
- Popular Location
- Large Rear Garden
- 905 sq. ft
- Chain Free
- Viewings Advised

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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...

Arranged over ground and first floor, as well as benefitting from private entrance, this impressive maisonette benefits from being on a sought after street just off of Church Street, within close distance of the areas popular offering of amenities, bars, restaurants and bakeries. With sq.ft the property offers an entrance hallway, that leads through to an open plan ground floor which offers a spacious reception area which flows through to the kitchen space which also provides space for dining and two access points out onto a generously sized rear garden which is private and the had the added benefit of two outdoor storage spaces. As you step out into the garden, there is a raised decking area - perfect for outdoor dining, and leads down onto the lawn area. This is all followed by the first floor, comprising of three generously sized bedrooms and a fully fitted bathroom.

Key Information

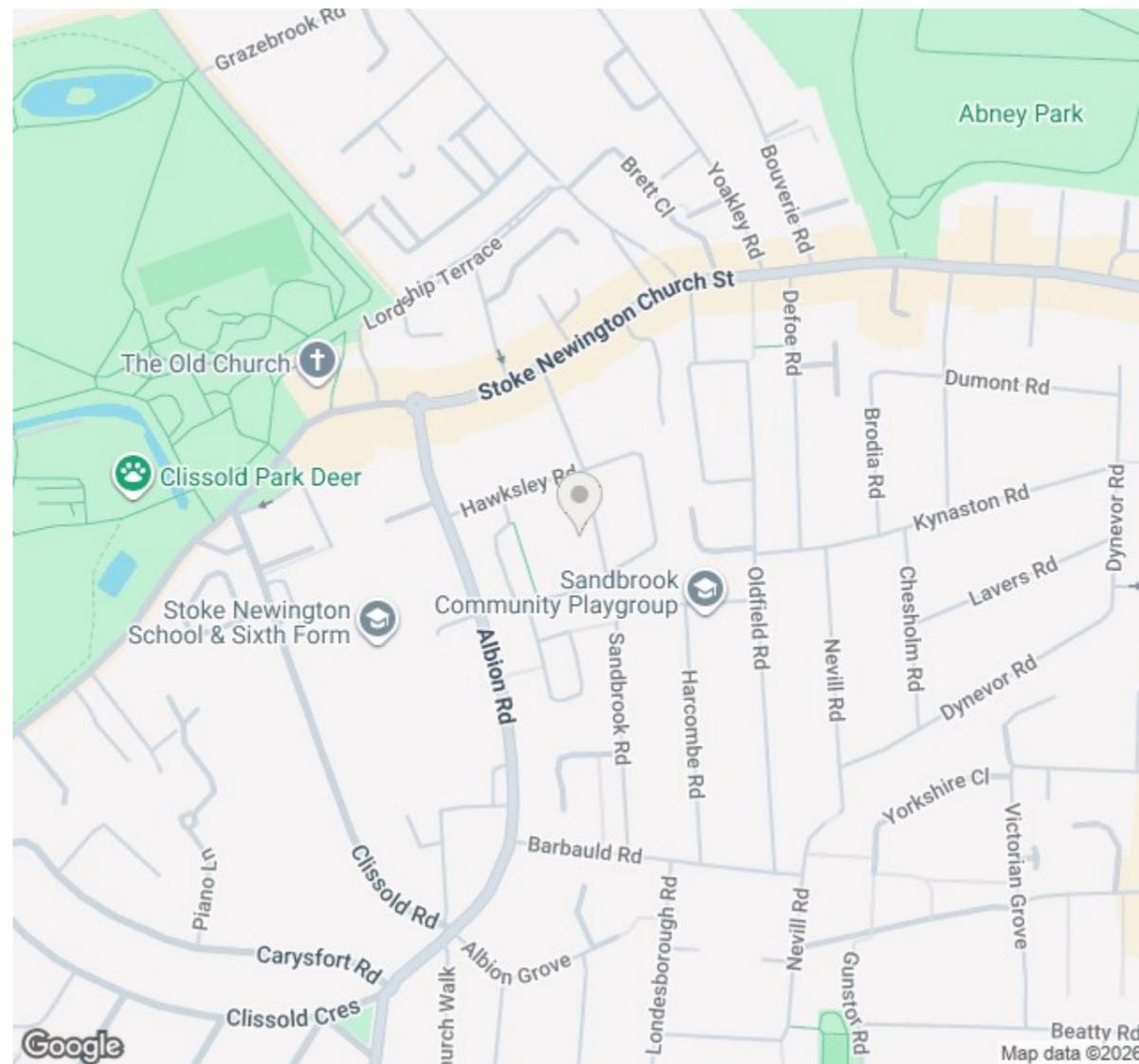
Floor Area - 905 sq. ft

Leasehold - 88 years remaining

Service Charge - £2,294 for 2025/2026

Ground Rent - £9 per annum

Council Tax - Hackney - Band C



Michael Naik & Co | sales@michaelnaik.com | 57 Stoke Newington Church Street, NI6 0AR

Michael Naik & Co | sales@michaelnaik.com | 57 Stoke Newington Church Street, NI6 0AR