



PRICE GUIDE

£425,000

Hackney Road

London, E2 7AP

Guide Price £425,000 - £450,000

Opportunity to acquire the ground and basement of a converted pub located on a corner spot on Hackney Road. The property features a bright ground floor space with wood flooring. There is a stairway leading to a large basement area with shower room, W/C and kitchen as well as additional storage area.

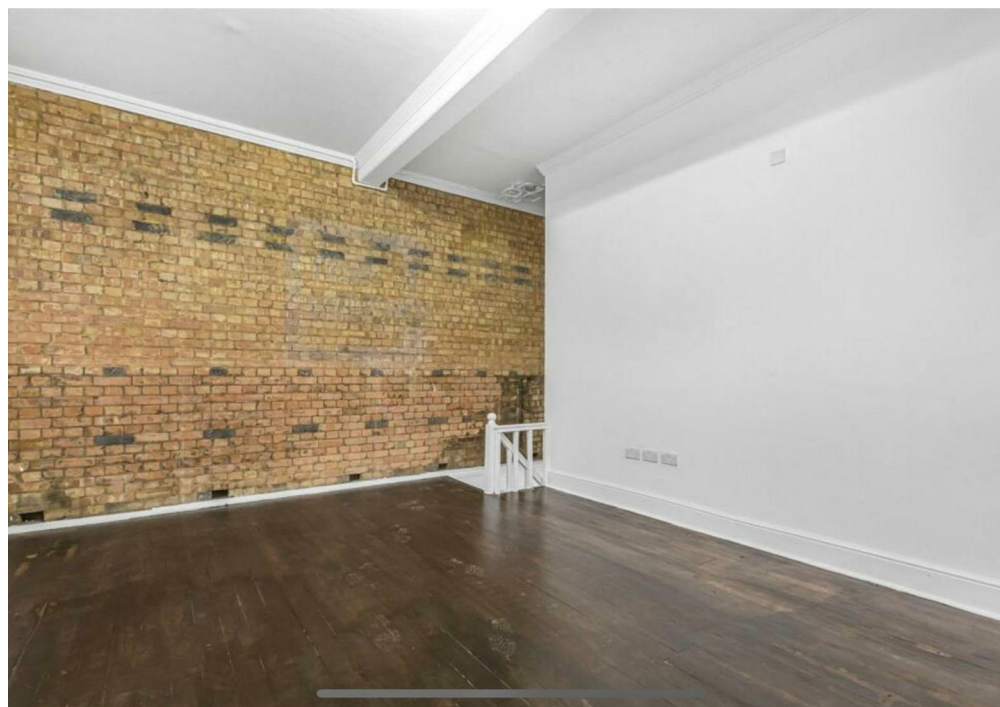
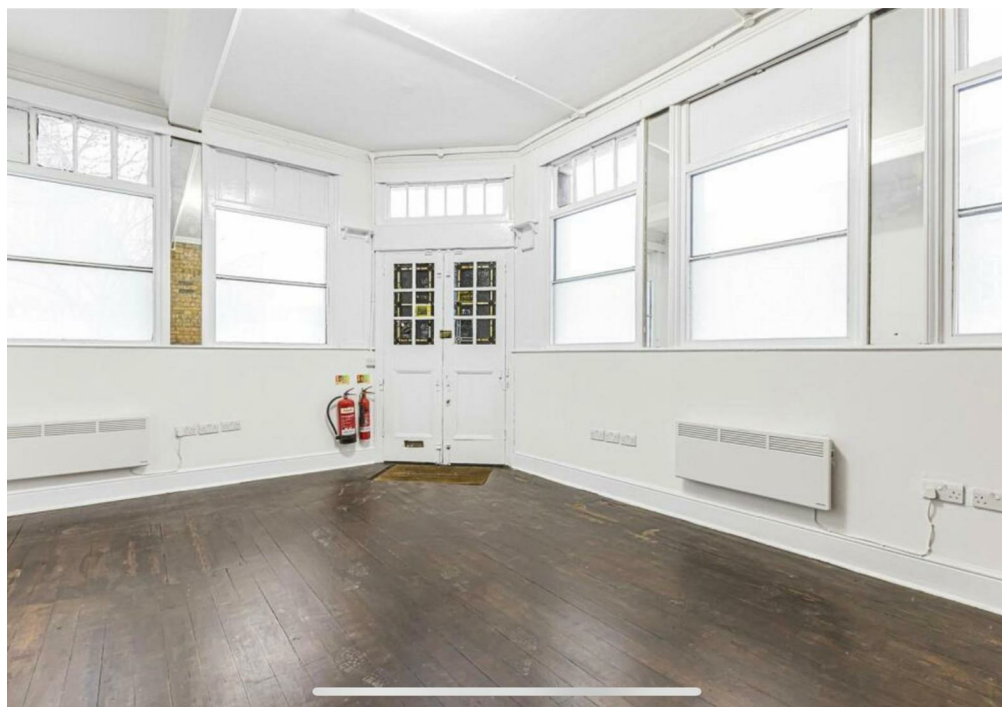
Located on a corner spot on Hackney Road with a large amount of footfall and numerous transport links including Cambridge Heath and Bethnal Green Stations as well as multiple bus routes.

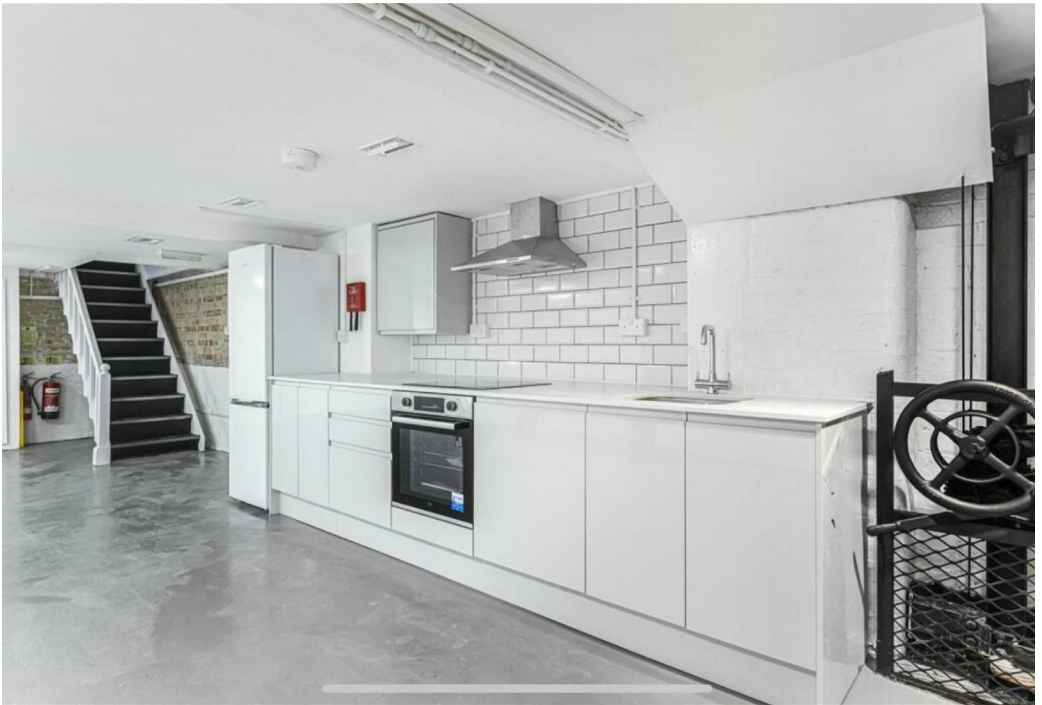
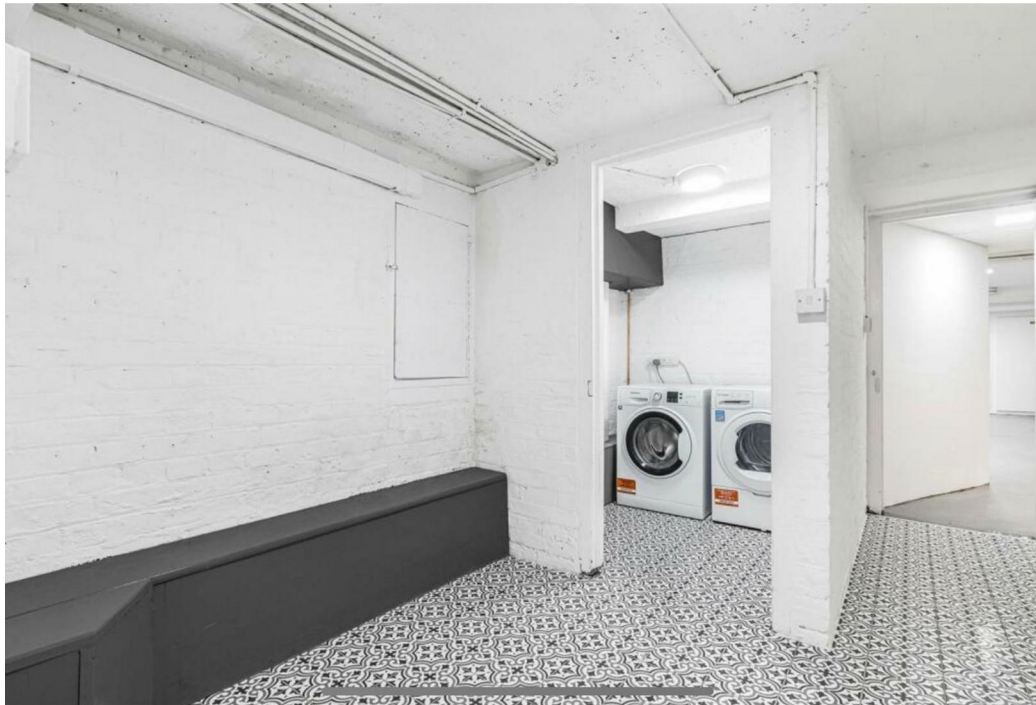
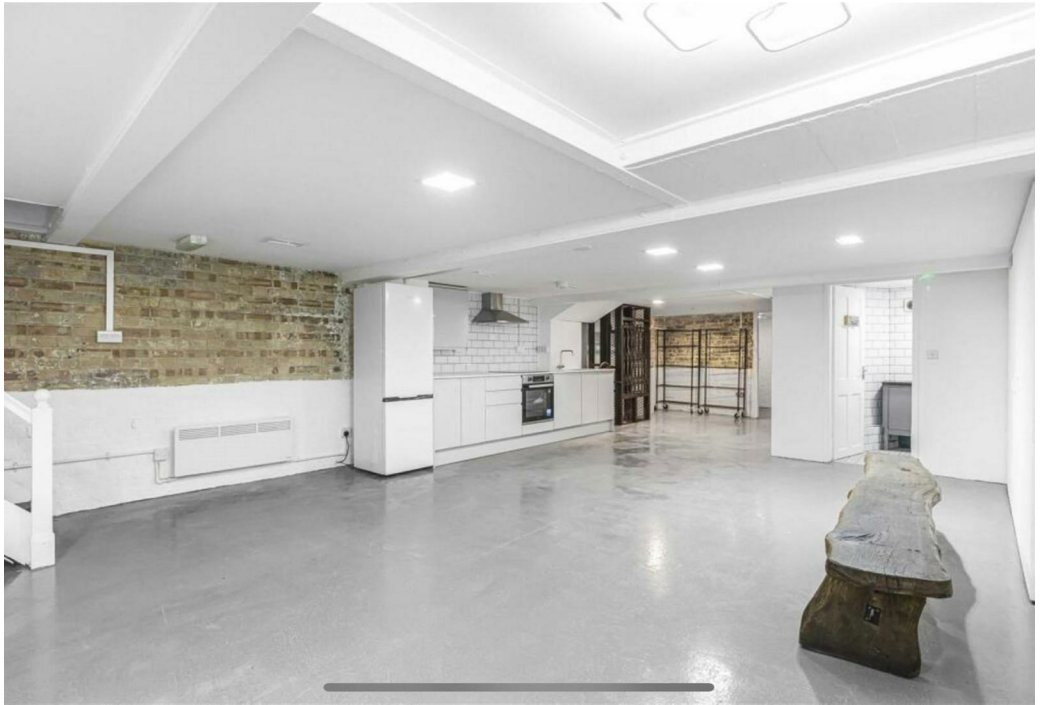
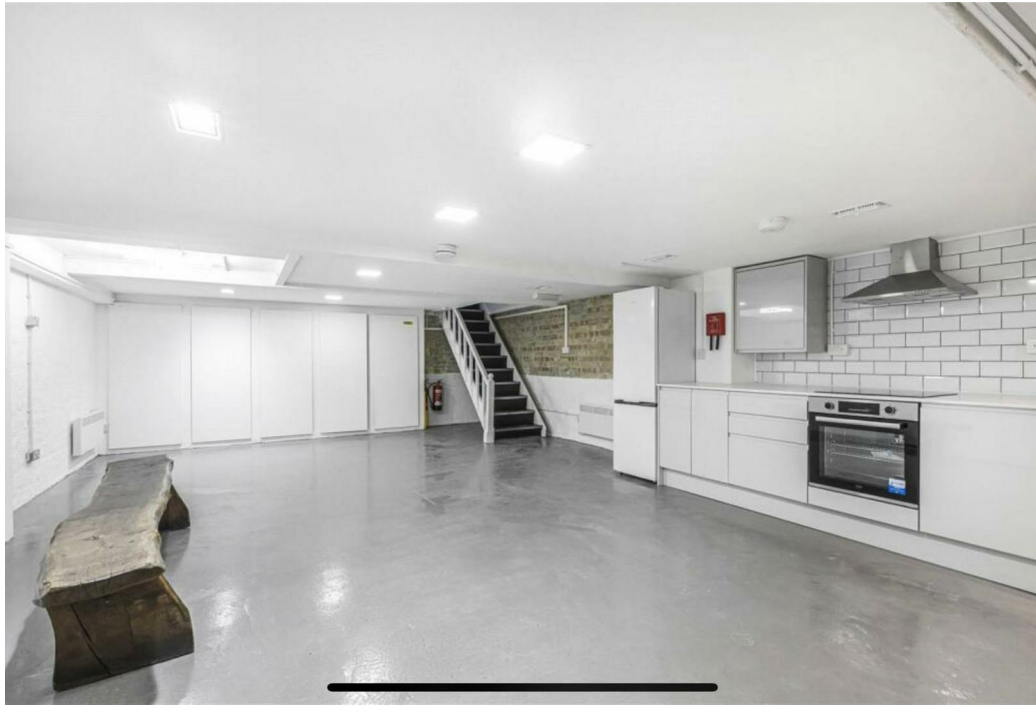
Council Tax: Band C

Leasehold: 995 years

Service Charge: £500 per annum

Ground Rent: zero







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	

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/tenants are advised to recheck the measurements

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