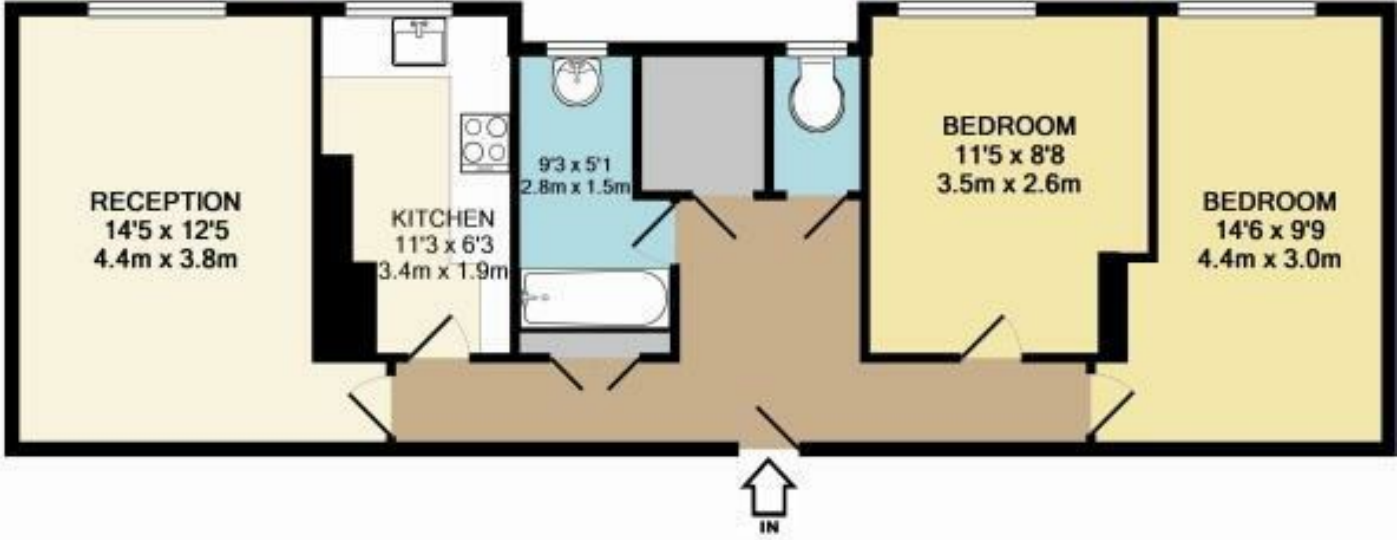




TOTAL APPROX. FLOOR AREA 625 SQ.FT. (58.1 SQ.M.)



| 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 |                         |           |
|                                             | 79                      | 83        |
| England & Wales                             | EU Directive 2002/91/EC |           |

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£2,000 P/M

- Spacious Two Bedroom Flat
- First Floor Of Residential Block
- Access To Communal Gardens
- Separate Kitchen/Diner
- Offers Ample Storage Space
- Available Early October
- Furnished



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...

This well presented and spacious two bedroom flat is set on the first floor of a residential block located on Cazenove Road, just moments away from local amenities in addition to excellent transport links with bus services close by and Clapton Station just a short walk away.

The flat itself boasts plenty of storage , and comprises of a welcoming hallway, followed by reception, separate kitchen, bathroom with separate WC and two well proportioned bedrooms , all looking out onto communal gardens.

## Key Information

Available Early October, Furnished

Reservation Deposit - £461 (forms part of security deposit)

Security Deposit - £2,305

Initial Tenancy Term - 12 Months

Council Tax - Hackney - Band B

