



Total Area: 109.1 m² ... 1175 ft² (excluding balcony, garden)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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£1,134,950

Freehold

- Attractive Victorian Terrace
- Tree-Lined Street
- 1,175 sq. ft
- North Facing Rear Garden
- Freehold
- Scope To Expand (STPP)



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...

Spanning 1,175 Sq. Ft, this charming Victorian Terrace offers bright and spacious accommodation arranged over three floors plus benefitting from a calming North-Facing garden to the rear, the ground floor offers large bay fronted through-lounge, ground floor bathroom and access out into the garden, followed by a lower ground floor kitchen/diner with access to an additional patio space, and the half landing a first floor finishing with three bedrooms.

Key Information

Freehold

Floor Areas - 1175 Sq. Ft / 109 Sq. M

Council Tax - Hackney - Band E

EPC Rating - D/66

