



TOTAL APPROX. FLOOR AREA: 1045 SQ.FT. (97.0 SQ.M.)
 Whilst every care has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, recesses and any other feature mentioned herein are approximate and no responsibility is accepted by any estate agent, or his or her employer, or his or her subagent, or any other person involved in the preparation of this plan, for any errors or omissions. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their operability. Measurements given are in feet and inches.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	71	78
(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	

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£725,000

Leasehold

- Two Bedroom Flat
- 1045 Sq. Ft
- Ground Floor
- Excellent Location
- High Ceilings
- Chain Free

About The Property...

This beautifully presented apartment, a Victoria former public house spans 1,045 sq. ft internally and benefits from wonderful high ceilings , allowing an abundance of natural light to flood into the property . Set on the ground floor, the property boasts a large reception with large sash frame windows, followed by two generously sized bedrooms, a fully fitted bathroom and a spacious kitchen/diner which leads directly out onto a rear garden which the property enjoys private access to.

Amhurst Road is a well connected residential street providing convenient access to several popular areas with Dalston, Stoke Newington Church Street and Hackney Downs all within close distance , and offering both a varied selection of amenities, plus excellent transport services.

Key Information

Leasehold - 94 Years Remaining

Floor Areas - 1,045 Sq. Ft

Service Charge - £3,090 for 2025/2026 paid half yearly

Ground Rent - £200 p/a

Chain Free

Council Tax - Hackney - Band B

EPC Rating - 71/C

