



Total Area: 53.5 m<sup>2</sup> ... 576 ft<sup>2</sup> (excluding garden)  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		53	
(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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- Garden Flat
- 576 Sq. Ft
- One Bedroom
- Large Kitchen-Lounge
- Chain Free
- Excellent Location

# £420,000

Leasehold



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.



1 Bed 1 Bath 1 Living Room E

# About The Property...

The generously sized garden flat is placed on a popular residential street just moment away from Church Street . Spanning 576 sq. ft over the entire ground floor , the property offers a spacious reception to the front, which also features a bay window with ceiling sash frame windows, followed by a bedroom, fully fitted bathroom and lastly a generously sized kitchen/diner which leads out onto a private rear garden.

Leasehold - 96 Years Remaining

Service Charge - £707.61

Ground Rent - £9 per annum

Floor Area - 576 sq. ft

Council Tax - Hackney - Band C

