



Total area: approx. 60.9 sq. metres (655.8 sq. feet)

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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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**£574,950**

Leasehold

- Two Bedroom Flat
- Victorian Conversion
- First Floor
- 655.8 Sq. Ft
- Excellent Location
- 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.



# About The Property...

This wonderful first floor flat situated within a Victorian conversion, offering 655.8 sq. ft internally and is set on Evering Road, a well connected residential street , with Rectory Road Station (London Overground) a 4-stop journey to London Liverpool Street , approximately 15 minutes, just a short walk away from the property, in addition to highly popular areas of Stoke Newington Church Street and Dalston Kingsland which both boast a popular offering of independent shops for retail and dining.

The flat benefits from well laid out accommodation, with an I-shape entrance hallway, which also has fitted storage, and leads onto a spacious reception room, a separate kitchen with space for dining, followed by two bedrooms and bathroom. There are also large ceiling height windows throughout and the property is also laid with laminate wood flooring throughout.

## Key Informstion

Leasehold - 118 years remaining

Service Charge is on ad hoc basis

Ground Rent - £9 per annum

Council Tax - Hackney - Band C

