



Total Area: 50.9 m²



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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£475,000**

Leasehold

- Two Bedroom Flat
- 539 Sq. Ft
- Close To Clissold Park
- Chain Free
- Modern Bathroom
- Separate Kitchen



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...

Set on the second floor of a purpose built residential block, placed within just a short walk of Church Street and is popular offering of amenities , plus just a stones throw from Clissold Park we offer this two bedroom flat, which benefits from well laid out accommodation throughout, comprising of a reception room , separate kitchen, modern fitted bathroom and two bedrooms. The property is also being sold with no onward chain, making it ideal for first time buyers or a but to let investment.

## Key Information

Leasehold - 99 years remaining

Service Charge - £185.49 per month (includes ground rent)

Council Tax - Hackney - Band C

