



Flat 6, 184-186,  
Well Street | | Hackney | E9 6QT

**£2,000 PCM**



**STRETTONS**

## Key features

- Available Mid April
- Recently Refurbished Apartment
- 1 Double Bedroom And 1 Single Bedroom
- Second Floor
- Council Tax Band C
- Open Plan Kitchen/Reception
- Unfurnished - Only The Fitted Oven/Hob Included
- Gas Central Heating And Full Double Glazing Throughout
- EPC Rating C (76)
- Close to Tesco And Post Office

## Description

Strettons Residential is delighted to present this charming two-bedroom flat situated at the corner of Valentine Road and Well Street in the vibrant area of Hackney, London, E9.

The flat is located on the second floor, offering a pleasant view and a sense of privacy. Inside, you will find an inviting open-plan kitchen that seamlessly connects to a separate reception area, creating a perfect space for both relaxation and entertaining. The apartment features one double bedroom, ideal for restful nights, alongside a single bedroom that can serve as a guest room or a study. The well-designed bathroom completes the accommodation, ensuring all your needs are met.

Hackney is known for its eclectic mix of culture, art, and community, and this property is conveniently located near a variety of retail options, including a Tesco Express and a Post Office, making daily errands a breeze. The area is well-connected, providing easy access to public transport, which opens up the rest of London for exploration.

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### Tenancy Fees

#### New Assured Shorthold

Tenancies Signed on or after 1st June 2019

Holding deposit - 1 week's rent

Security deposit - 5 week's rent (rent of £50,000 or over per annum - 6 week's rent)

Unpaid rent - 3% above Bank of England base rate from Rent Due Date after 14 days in arrears.

Lost keys - Cost of replacement key or other security device/lock replacement/locksmith.

£15/hour (inc. VAT) for extra costs incurred in time taken to replace keys.

## Directions





Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band C    EPC Rating



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