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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 |                         |           |
|   | 60                      | 75        |
| England & Wales                             | EU Directive 2002/91/EC |           |

**£1,800 PER MONTH**

- Stunning First Floor Flat
- One Bedroom
- Beautiful Kitchen/Diner
- Larger Reception
- Available Now
- Unfurnished



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 stunning first floor flat is set upon a quiet residential street within just a short walk of both Clissold Park & Church Street and offers beautifully proportioned living space throughout, with a warm and welcoming entrance hallway, which then follow on to a large bedroom with fitted wardrobes, a modern bathroom , as well as a large and beautifully fitted kitchen/diner and finally a generously sized reception , which feature large ceiling heigh sash windows.

## Key Information

Available Now, Unfurnished

Reservation Deposit - £415 (forms part of security deposit)

Security Deposit - £2,075

Council Tax - Hackney - Band C

