

Total Area: 85.4 m² ... 919 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(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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£3,350 P/M

- Three Bedroom Flat
- Excellent Location
- Shared Garden
- Well Proportioned
- Available 7th August
- Part-Furnished



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...

Spanning 919 sq. ft., this sizeable three bedroom flat is set on the ground floor and placed within just a short walk of both local amenities and transport links into The City & West End. The flat offers well laid out and proportioned accommodation throughout, with a large reception/diner, followed by a separate kitchen, three bedrooms and bathroom. Additionally, the property has a share of the rear garden which is in-directly accessed via side gateway.

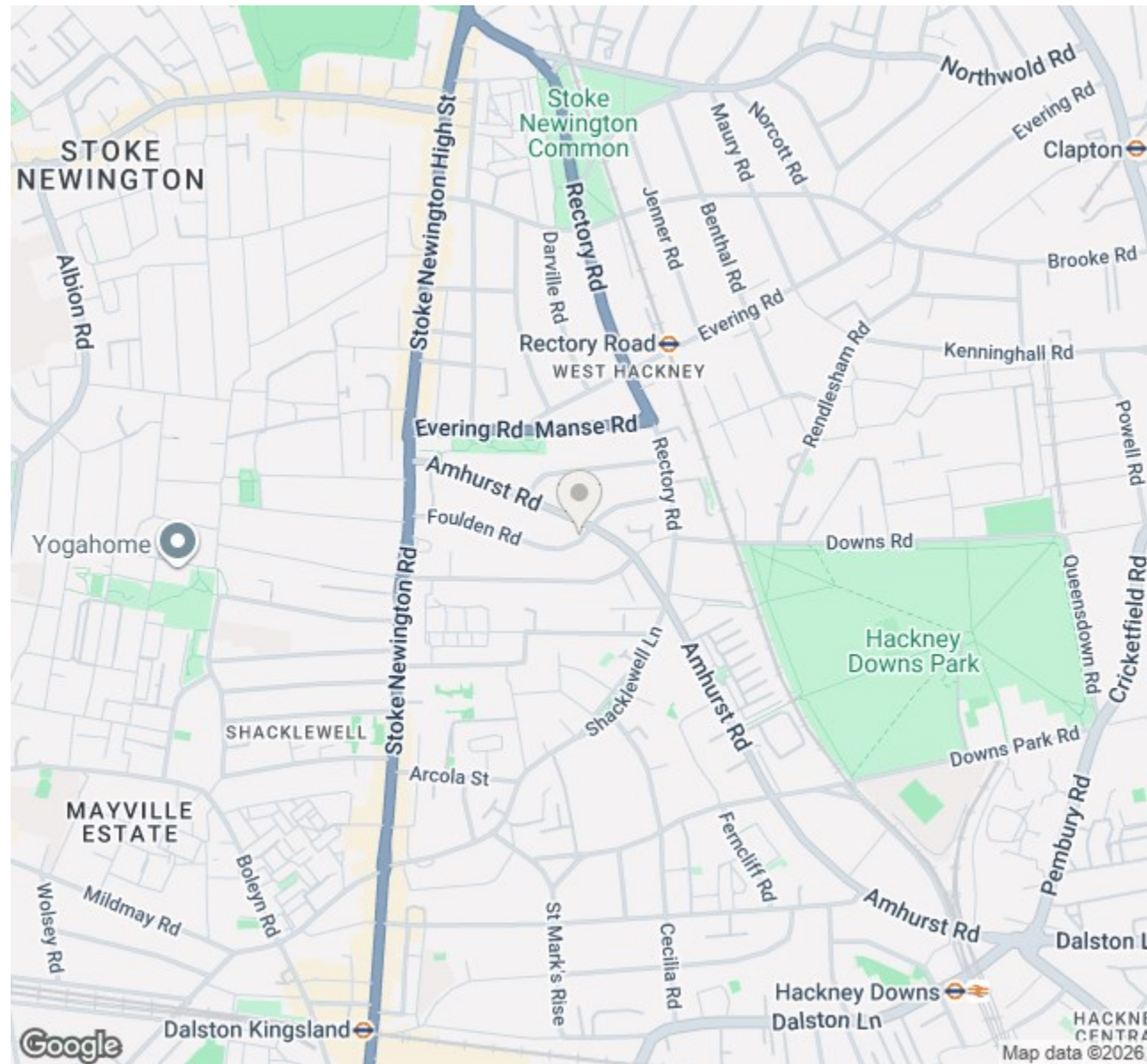
Available 7th August, Part-Furnished

Initial Tenancy Agreement - 12 Months

Reservation Deposit - £773 (forms part of security deposit)

Security Deposit - £3,865

Council Tax - Hackney - Band B



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