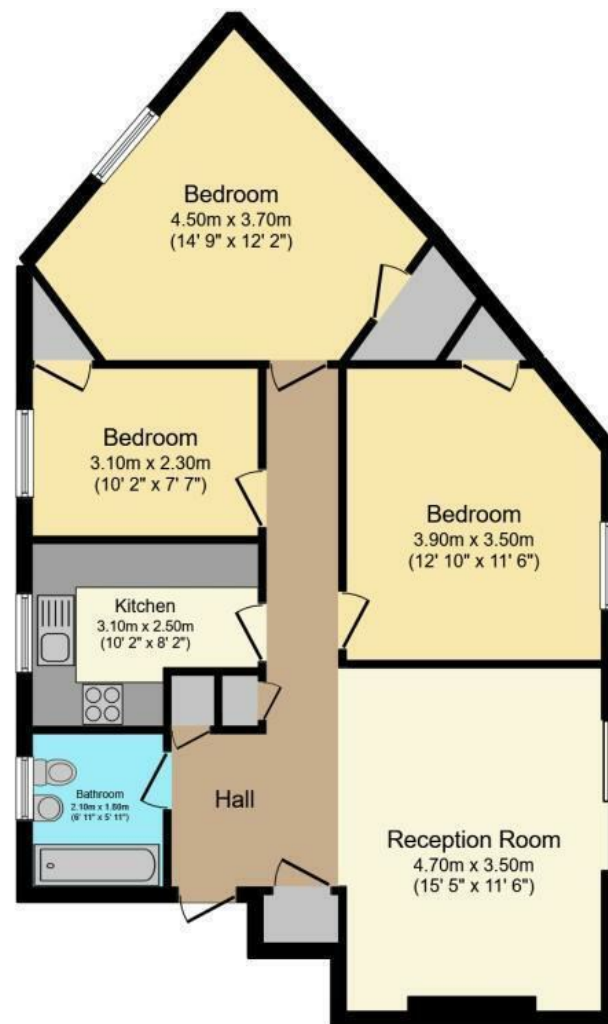




**Floor Plan**

Total floor area 80.0 sq. m. (861 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

| 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 |           |

**Contact Us:**

02072 490272

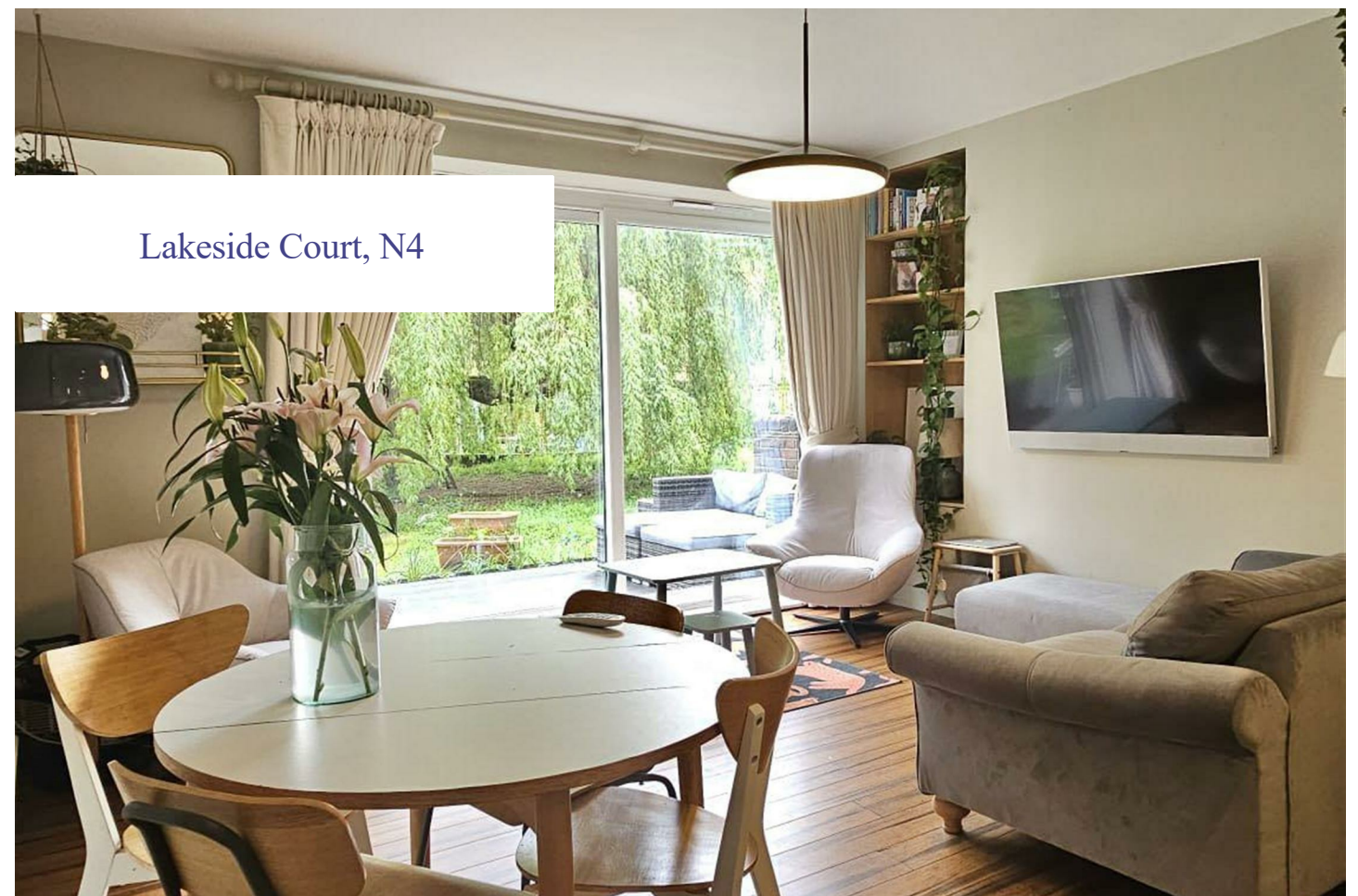
**E-mail us:**

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**Visit our website:**

www.michaelnaik.com

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.



Lakeside Court, N4



- Three Bedroom Flat
- Ground Floor
- Private Decking Area
- Offered Chain Free
- Excellent Location
- 861 sq. ft

**£595,000**

Leasehold



# About The Property...

Situated on the ground floor of a residential block just a short walk from Clissold Park, and The Castle Climbing Centre , this generously sized home, spanning 861 sq. ft offers bright and spacious accommodation throughout, with a large reception-diner, followed by a separate kitchen, fully fitted bathroom and three bedrooms. In addition to this, off of the reception, is direct access out onto well maintained communal gardens.

## Key Information

Leasehold - 177 years remaining

Chain Free

861 sq. ft

Ground Rent - £10 per annum

Service Charge - £2,160

Council Tax - Hackney - Band C

