

**First Floor**

Total floor area 66.0 sq. m. (710 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)	A	84	85
(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	

**Contact Us:**

02072 490272

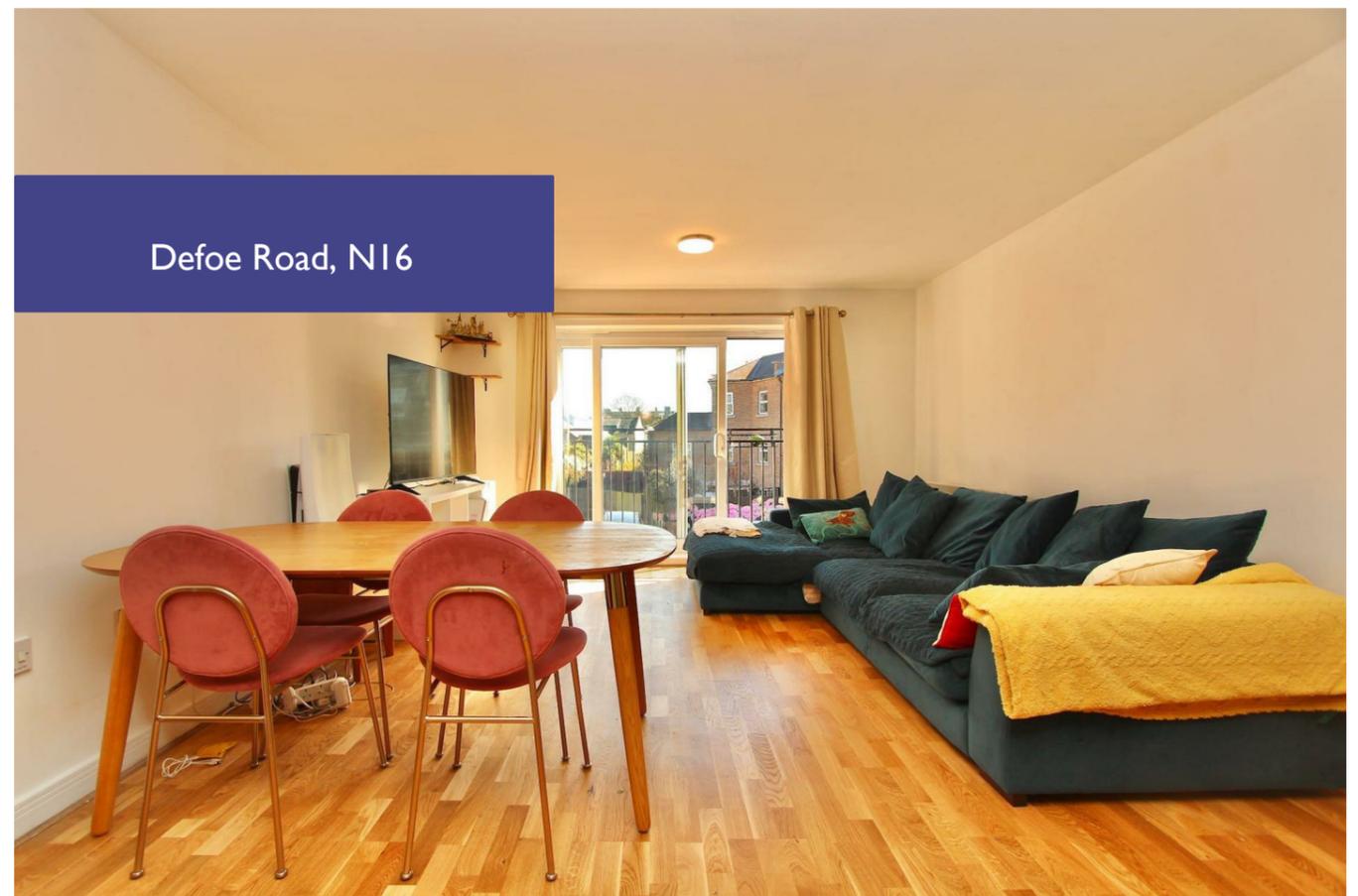
**E-mail us:**

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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.



- Beautiful Apartment
- Two Bedrooms
- Two Bathrooms
- 710 Sq. Ft
- Parking Available
- Available Early May
- Furnished

**£2,750 PER MONTH**



# About The Property...

This beautifully presented apartment is tucked just off of Church Street, on the first floor of a popular residential block on Defoe Road, which benefits from lift access, parking to the rear and also bike storage.

With wooden floors laid throughout, this spacious apartment offers generously proportioned accommodation, with entrance hallway benefitting from storage, and also leading through to an open plan kitchen/lounge with space for dining and Juliet balcony, followed by a stylish bathroom, secondary bedroom, and lastly the primary bedroom with it's own en-suite shower room.

The apartment benefits from lift access, parking to the rear (allocated), and external bike storage which is secure and for residents of Flanders House only.

## Key Information

Available Early May

Offered Furnished

Reservation Deposit - £634 (forms part of security deposit)

Security Deposit - £3,170

Council Tax - Hackney - Band D

