



Price £450,000

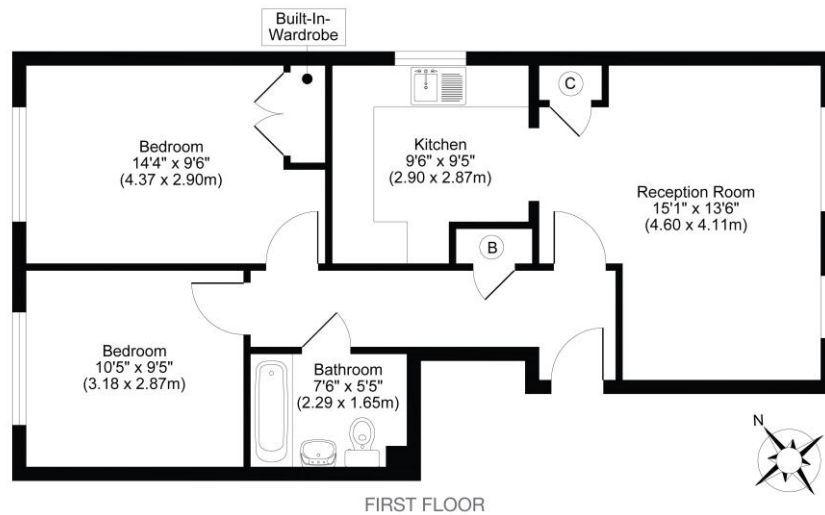
Knight Bishop are delighted to offer this two double bedroom apartment, with access to communal garden and permit parking, excellently located between Dalston and London Fields, opening up a plethora of amenities including nearby Broadway Market.

OFFERED CHAIN FREE.

**Tax Band: London Borough Of Hackney Band D
EPC: D**

**Ground Rent £249 Half Yearly
Service Charge
£1,200 Half Yearly
Remaining Lease 98**





All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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- **Two Double Bedrooms**
- **First Floor Flat**
- **Chain Free**
- **Communal Garden**
- **Permit Parking**
- **Well Located Between Dalston & London Fields**
- **Close to Haggerston Station**
- **Many Local Amenities**
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	