

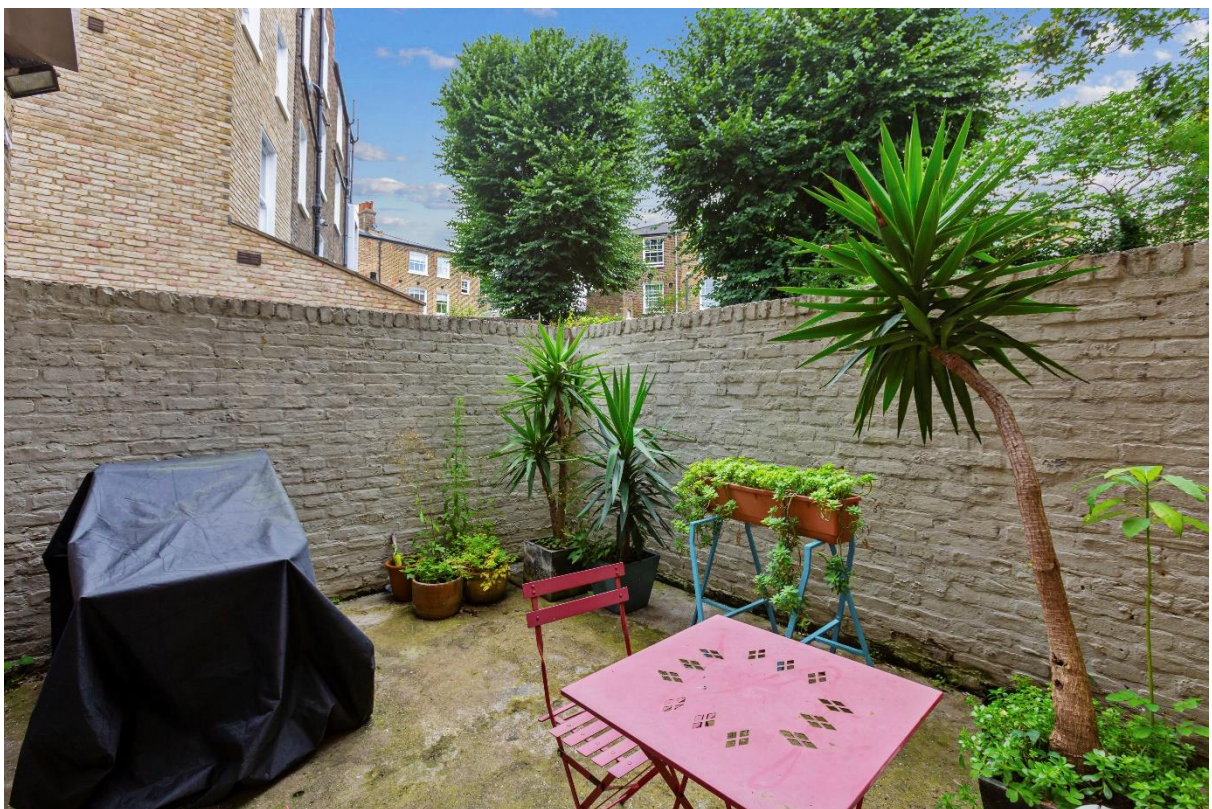


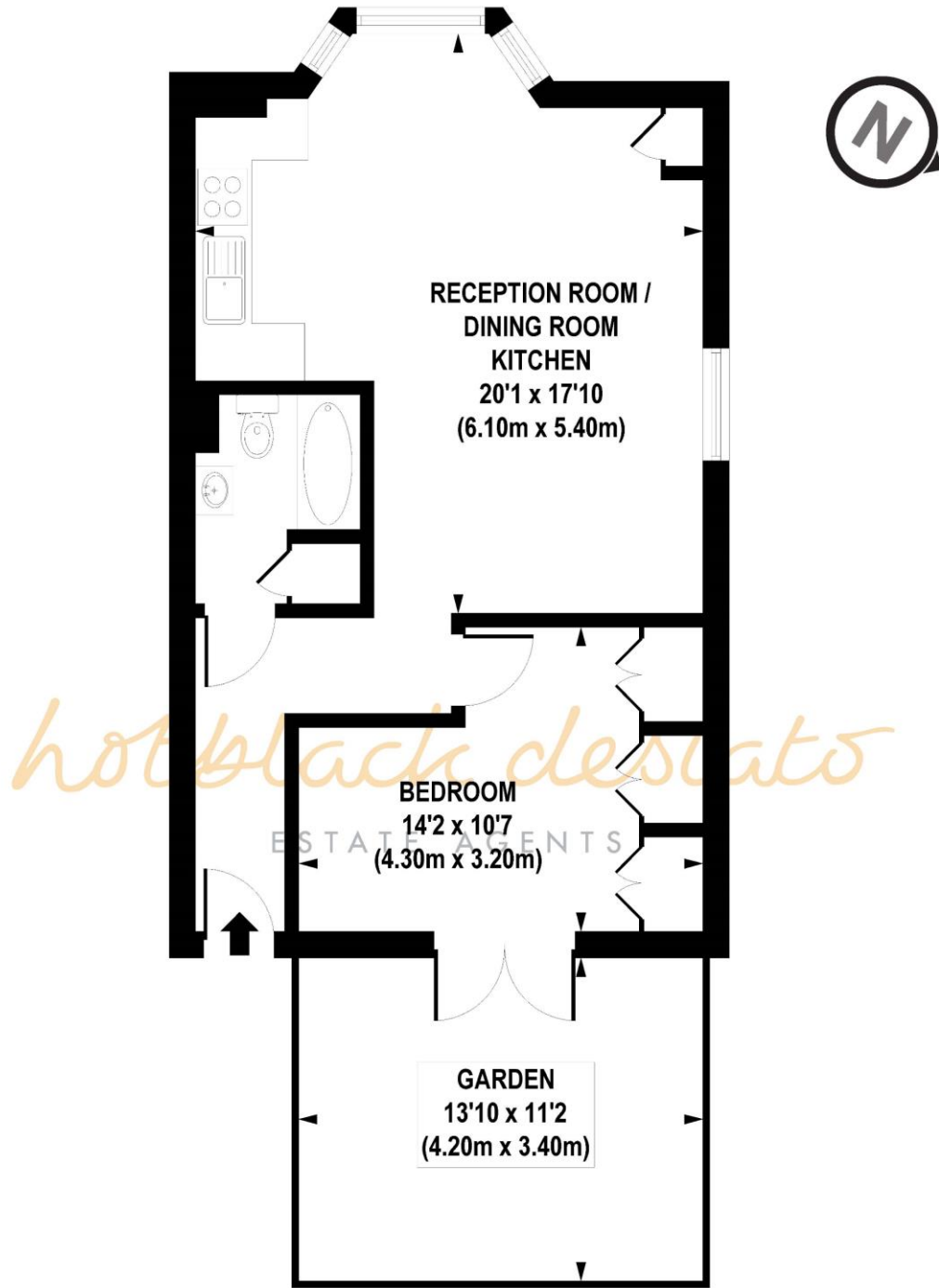
Ardleigh Road, N1 4HP

Asking Price: £550,000 Leasehold

We are proud to present this beautiful garden flat located on the ground floor of a converted period house.

- Large Double Bedroom
- Open Plan Kitchen/Reception Room
- Private Patio Garden
- Close to Transport Links
- Leasehold (106 years remaining)
- Service Charge: £1,081 p/a
- Ground Rent: £50 p/a
- Approx 522 Sq Ft
- Council Tax Band D (Hackney)





GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 522 sq. ft / 48.49 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	