



## Flat 34 3 Atkins Square, Hackney, London, E8 1FA

A stunningly presented 2 bedroom 2 bathroom apartment in the much sort after Atkins Square development. This bright and modern apartment offers ample floor space along with a large curved balcony which spans the width of the property. The beautiful built in white appliances gives this already gorgeous property a stunning finish. An ideal purchase for those looking to jump onto the property ladder in style. This property has amazing rental value due to local amenities and transport links.

Closest station is Hackney Downs and Hackney central Overground station.

Service Charge - £173.75 pm  
Ground Rent - £125 pa  
Review date 2040  
250 year leasehold  
Council Tax - D

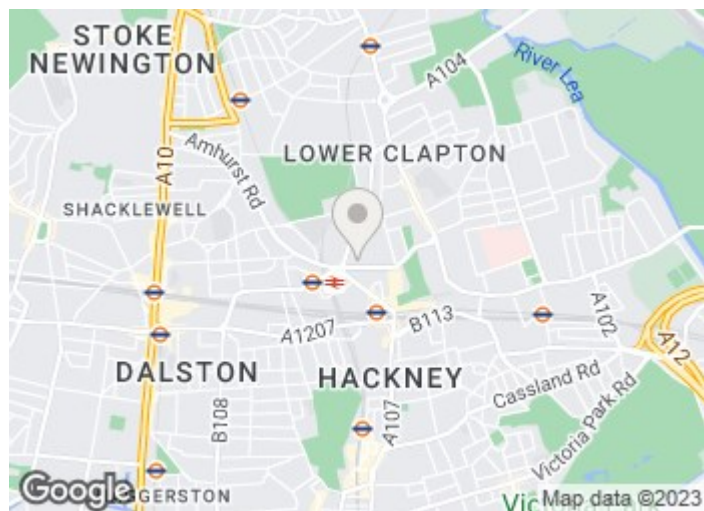
**Price Guide £675,000**

# Flat 34 3 Atkins Square

, Hackney, London, E8 1FA



- Large Balcony
- 2 minute walk to Hackney Downs
- 2 Double Bedrooms
- Concierge
- Built in appliances
- 2 Bathrooms.

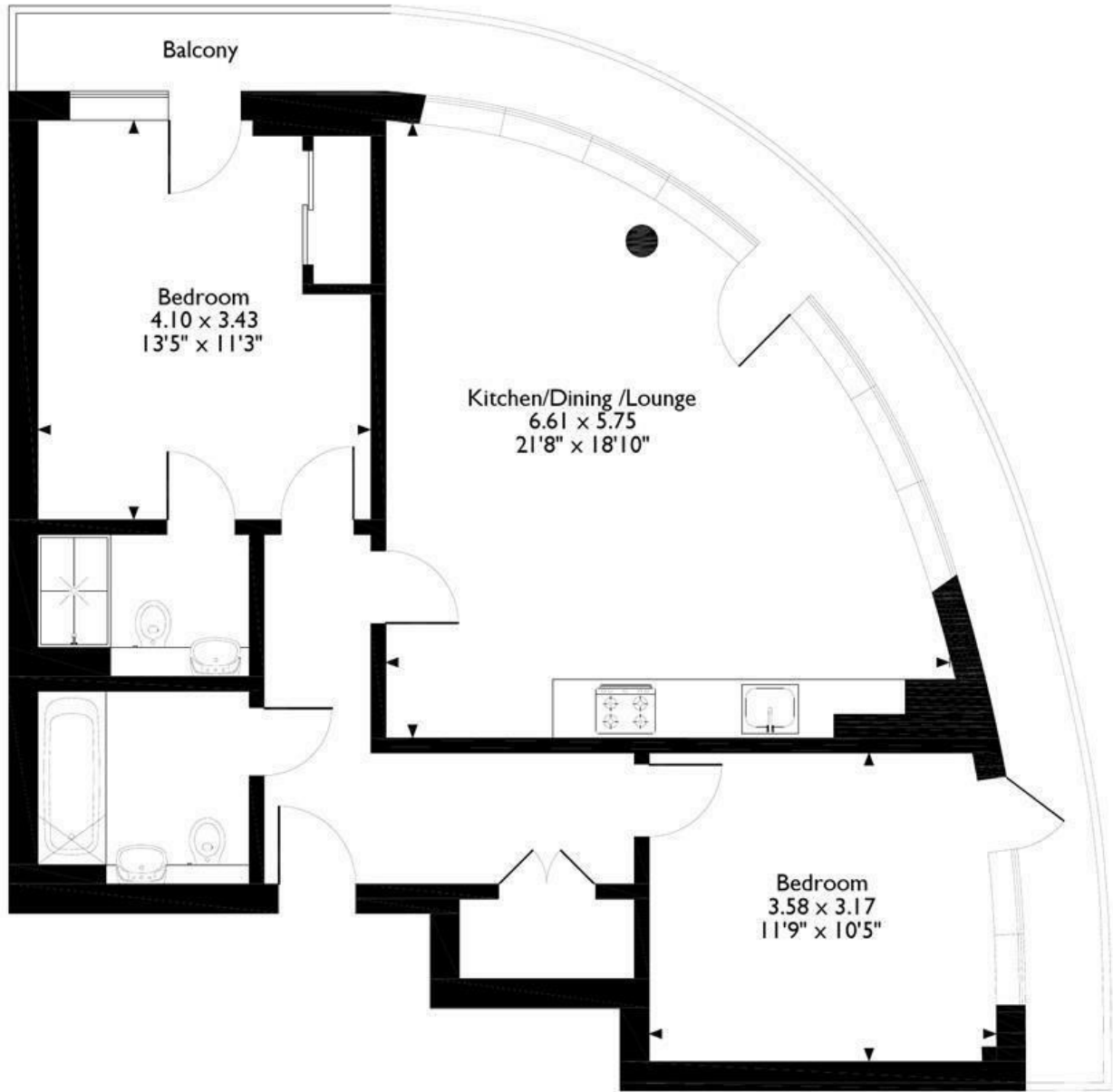


**Directions**



Floor Plan

3 Atkins Square, London  
 Approximate Gross Internal Area  
 783 Sq Ft/73 Sq M



Floor Plan

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrativ purposes only. Unauthorized reproduction is prohibited.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>
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