



**2 Annabel Close, London**

**£425,000 Leasehold**





# 2 Annabel Close, London

326 Mare Street, Hackney, London, E8  
1HA

0208 510 0808  
[www.kings-group.net](http://www.kings-group.net)

- Two Bedroom Flat
- Second Floor
- Immaculate Condition Throughout
- Double Bedrooms
- Open Plan Living/Kitchen
- Private Balcony
- Lease : 240 Years
- Excellent Location
- 0.4 Miles to Poplar Station
- EPC Rating : B

Service Charge - £1,800.00 Per Annum

Construction Type - Standard (Brick)

Flood Risk - Rivers & Seas: Very Low, Surface Water:  
Very Low

Kings Group are delighted to present this beautifully maintained two-bedroom apartment, offering a perfect blend of modern living and convenience. Situated within a sought-after residential development, this property boasts a spacious open-plan living and dining area, complemented by a fully fitted contemporary kitchen.

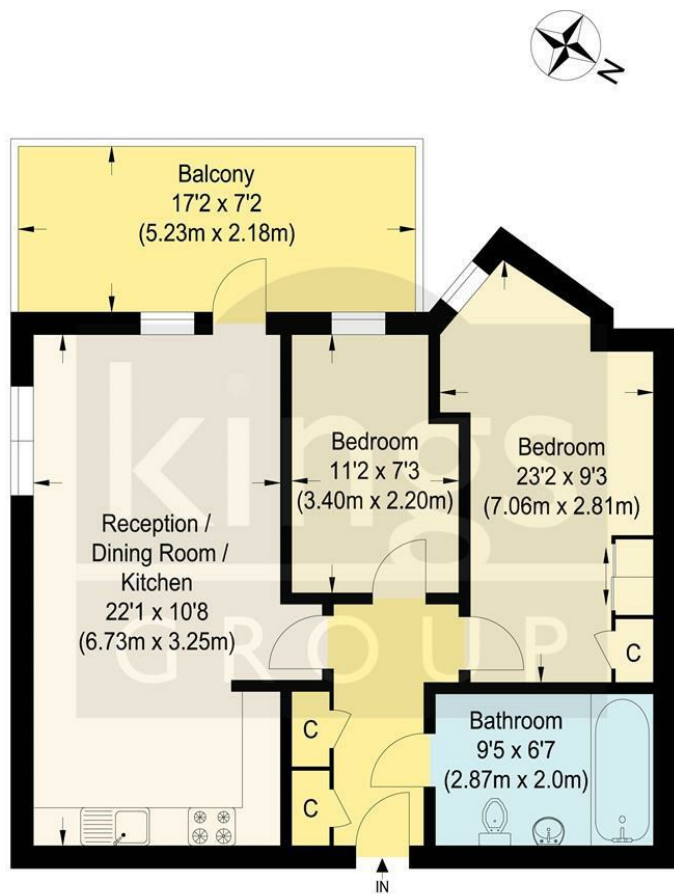
The apartment features two generously sized bedrooms, including a bright and airy master bedroom with ample storage space. A sleek, modern bathroom adds to the overall appeal, while large windows throughout the property ensure an abundance of natural light.

Additional benefits include secure entry, lift access, and well-maintained communal areas. Ideally located close to excellent transport links, local amenities, and green spaces, this property is perfect for first-time buyers, professionals, or investors seeking a prime London location.

Council Tax Band C

Lease - 240 Years Remaining

Ground Rent - £350.00 Per Annum



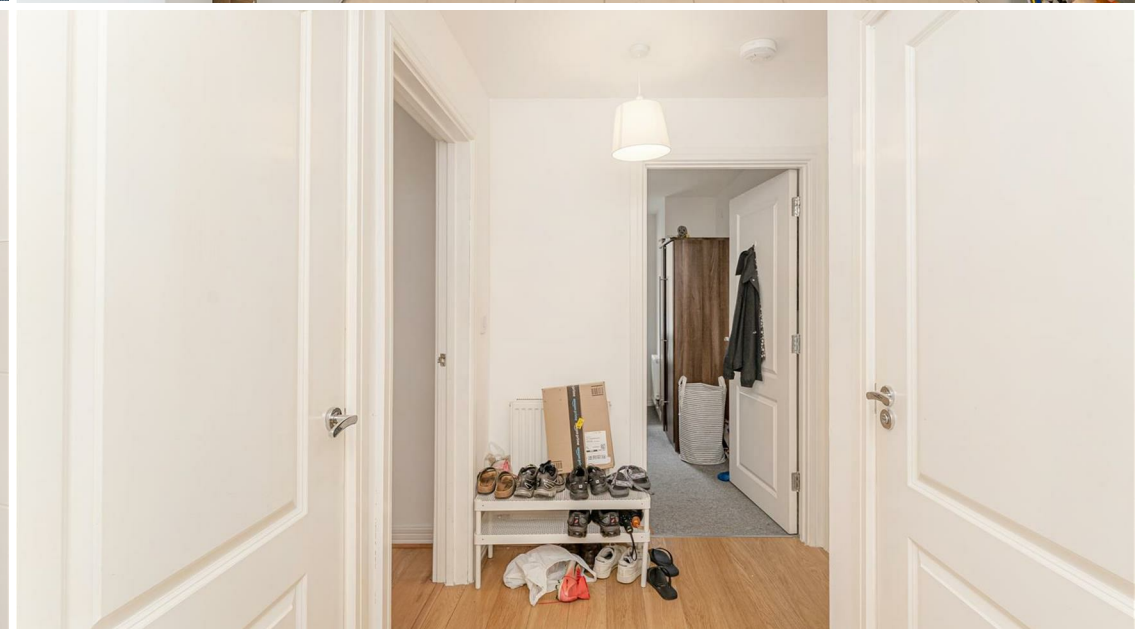
Second Floor

### Shepherd Court

Approximate Gross Internal Floor Area : 55.70 sq m / 599.54 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



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