



**96 Nisbet House Homerton
High Street, London**

£400,000 Leasehold



96 Nisbet House Homerton High Street, London

326 Mare Street, Hackney, London, E8
1HA

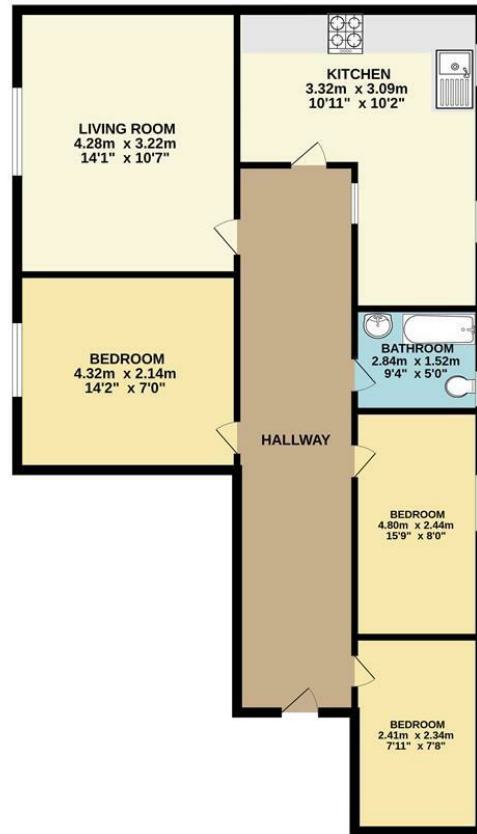
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- Three Bedroom Flat
- Third Floor
- Needs Modernisation
- Double Bedrooms
- Close Proximity to Local Amenities
- Lots of Natural Light
- Lease : 90 Years
- Excellent Location
- 0.3 Miles to Homerton Station
- EPC Rating : Awaiting

Kings Group are pleased to present this charming two-bedroom flat located on the third floor of a well-established residential building. Currently tenanted, the property presents an excellent investment opportunity, particularly for buyers looking to keep the tenants on and purchase in-situ. While the flat benefits from ample natural light and a spacious layout, it is in need of some refurbishment, offering a chance to enhance its value further. The accommodation includes a sizable living area, a well-proportioned bedroom, a functional kitchen, and a bathroom, all of which provide a solid foundation for modernization.

The building is ideally situated in a vibrant area, with easy access to local amenities, transport links, and nearby parks. This property is perfect for investors seeking a reliable rental income, with the added advantage of being able to tailor the space over time. The current tenancy ensures a smooth transition for the new owner, making it a highly attractive prospect for those looking to invest in a desirable location with immediate returns.

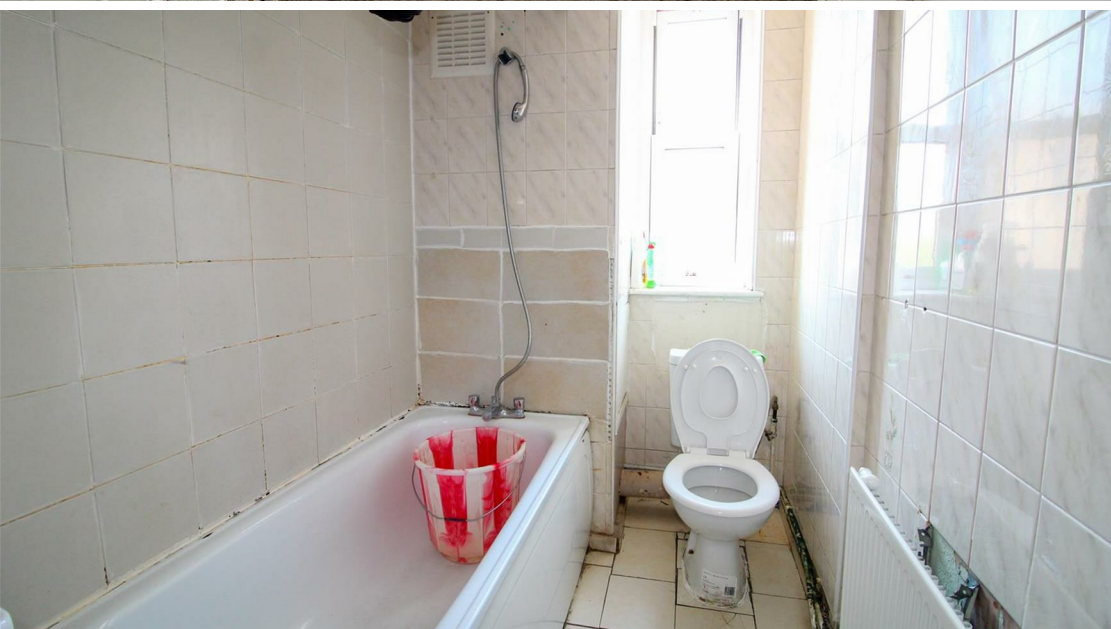
FOURTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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