



69 Johnson Street, London

£400,000 Leasehold



69 Johnson Street, London

326 Mare Street, Hackney, London, E8
1HA

0208 510 0808
www.kings-group.net

- Three Bedroom Flat
- Ground Floor
- Good Condition Throughout
- Double Bedrooms + En Suite
- Shared Garden
- Two Sizeable Reception Rooms
- Lease : 106 Years
- Excellent Location
- 0.3 Miles to Shadwell Station
- EPC Rating : C

Positioned close to excellent transport links, local amenities, and vibrant neighbourhoods, this versatile flat is ideal for families, professionals, or investors looking for a well-located home with potential. Early viewing is highly recommended.

Council Tax Band C
Lease - 106 Years Remaining
Ground Rent - Awaiting
Service Charge - Awaiting
Construction Type - Standard (Brick)
Flood Risk - Rivers & Seas: Very Low, Surface Water:
Very Low

We are acting in the sale of the above property and have received an offer of £400,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Kings Group are delighted to present this spacious three-bedroom, two-bathroom ground floor flat featuring two reception rooms and a garden. Offered in good condition throughout, the property offers a fantastic opportunity to add value with some light modernisation.

The accommodation comprises two generously sized reception areas, ideal for both everyday living and entertaining guests. A fully fitted kitchen provides direct access to a the garden, creating a perfect space for outdoor enjoyment.

There are three well-proportioned bedrooms, including a master with en-suite, as well as a functional family bathroom. While both bathrooms are clean and serviceable, they would benefit from cosmetic updates to suit modern tastes.



**Ground Floor
Johnson Street**

Approximate Gross Internal Floor Area : 94.0 sq m / 1011.80 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



326 Mare Street, Hackney, London, E8
1HA

0208 510 0808
www.kings-group.net



Zoopla.co.uk



 rightmove.co.uk
The UK's number one property website

