



www.kings-group.net

326 Mare Street
London E8 1HA
Tel: 0208 510 0808

Lee Conservancy Road, London, E9 5HW
Guide Price £375,000

Guide Price - £350,000 - £375,000

Kings Group - Hackney are pleased to offer For Sale on a CHAIN FREE basis, this TWO BEDROOM FLAT on Lee Conservancy Road, E9. An ideal first time or investment purchase, this property is comprised of lounge, kitchen, two double bedrooms and family bathroom. The flat is within walking distance of Homerton Overground station and provides ease of access to the A12 with further road links to the A11, A13 and A406. Nearby are a number of local shops and amenities including Premier stores. The property overlooks Mabley Green, offering large green space immediately outside of the property. The property also falls within the catchment area of Gainsborough Primary School and Mossbourne Riverside Academy. To arrange a viewing, please do not hesitate to get in touch.

Leasehold Information:
 Lease Term - 29/09/1996 to 29/09/2095
 Remaining Lease - 72 Years (Being extended to 125 years on completion)
 Service Charge - TBC
 Ground Rent - TBC
 Council Tax - Band C
 EPC Rating - C

Hallway
 21'83 x 3'08 (6.40m x 1.12m)

Lounge
 21'26 x 9'89 (6.40m x 2.74m)

Kitchen
 8'99 x 10'71 (2.44m x 3.05m)

Bedroom One
 11'50 x 8'81 (3.35m x 2.44m)

Bedroom Two
 12'14 x 8'48 (3.66m x 2.44m)

Family Bathroom
 8'77 x 7'24 (2.44m x 2.13m)

