

www.kings-group.net

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

Homerton Road, London, E9 5QP
£270,000

Kings Group - Hackney are pleased to offer For Sale on a CHAIN FREE basis, this ONE BEDROOM, GROUND FLOOR FLAT within Ashmead House, E9. Located on the borders of Lower Clapton and Hackney Marshes, this ideal first time or investment property is comprised of one double bedroom, spacious lounge, kitchen, bathroom and separate WC. The property also benefits from a courtyard front garden and a private rear garden. Nearby are a number of local shops and amenities including Premier Convenience store. The flat falls within walking distance of both Clapton and Homerton Overground Stations, as well as being within easy reach of the A12, offering links to the A11, A13 and A406. The property is also within close proximity of green space with Hackney Marshes, Mabley Green and the renowned Victoria Park, offering an abundance of activities and events throughout the year. Furthermore, the property is also a very short walk to local public transport links with TFL bus routes at the end of the road. To arrange a viewing, please do not hesitate to get in touch.

Please note, the property is currently tenanted with a valid AST running until February 2023. The current rental income is £1750pcm

Leasehold Information:

Lease : 20/06/2003 ~ 20/06/2128

Lease Remaining: 105 Years

Ground Rent: £9/annum

S/Charge: TBC

Council Tax: Band A

EPC: C

Entrance Hallway

7'47 x 10'33 (2.13m x 3.05m)

Lounge

12'8 x 12'3 (3.86m x 3.73m)

Bathroom

4'32 x 7'45 (1.22m x 2.13m)

W/C

2'46 x 5'71 (0.61m x 1.52m)

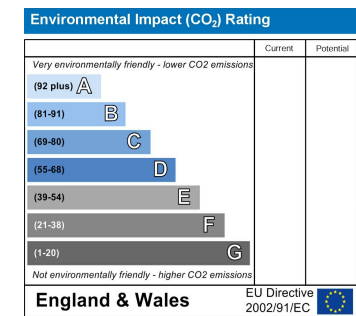
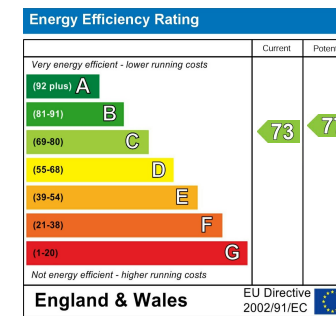
Kitchen

8'7 x 7'8 (max length & width) (2.62m x 2.34m)
(max length & width)

Bedroom

12'8 x 9'4 (3.86m x 2.84m)

Rear Garden



1 BED FLAT
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, boundaries and any other items are not guaranteed and are provided as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee will be given regarding their operation.

