



**46 Palmers Road, London**

**£300,000 Leasehold**



# 46 Palmers Road, London

326 Mare Street, Hackney, London, E8  
1HA

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

- Two Bedroom Flat
- Fifth Floor
- Spacious Canvas
- Double Bedroom
- Open Plan Living/Kitchen
- Abundance of Natural Light
- Lease : 108 Years
- Excellent Location
- 0.6 Miles to Mile End Station
- EPC Rating : Awaiting

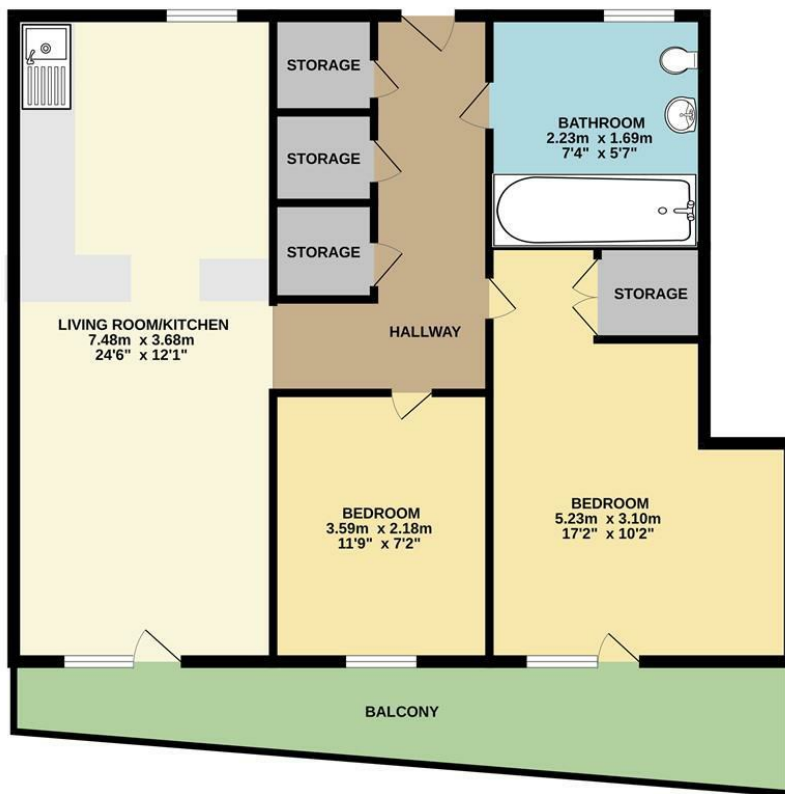
Service Charge - £5,250.00 Per Annum  
Flood Risk - Rivers & Seas: Very Low, Surface Water:  
Very Low

Kings Group are pleased to present a unique opportunity to acquire a spacious flat situated in a sought-after area of London. This property offers ample living space with a generous layout, featuring two well-proportioned bedrooms, a bright and airy living room and kitchen. While the flat benefits from abundant natural light and a favourable floor plan, it does require some refurbishment to reach its full potential, providing a perfect canvas for those looking to put their own stamp on their home.

Ideal for investors or first-time buyers with a vision, this flat offers great potential for customization and enhancement. The property is situated within a vibrant community, close to local amenities, parks, and excellent transport links, ensuring easy access to the rest of London. With a bit of work and creativity, this flat can be transformed into a comfortable and stylish urban retreat. Don't miss out on this fantastic opportunity to create your dream home in a prime location.

Council Tax Band - D  
Lease- 108 Years Remaining  
Ground Rent - Awaiting

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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The UK's number one property website

