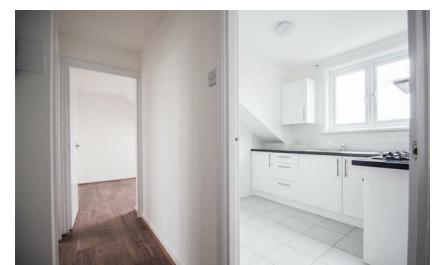




**M & M
PROPERTY**

Goulton Road, E5

£1,600 PCM



A brand new refurbished one bedroom flat set within the eaves of this double fronted period property. The property has just had a new bathroom and kitchen installed and is located a short walk from Hackney Central, Hackney Downs, Homerton and a little further, Clapton stations (London Overground) and the lively Mare Street, not forgetting the weekend busy Chatsworth Road market. The apartment has gas central heating, double glazing, a separate kitchen with utility room, good sized reception room and bathroom.

Furnishings: Unfurnished

**FOR FURTHER
INFORMATION**

**Please call
M & M PROPERTY
on 020 7704 0664**

M&M Property | Sales, Lettings and Property Management

T 020 7704 0664 | F 020 7704 0736 | enquiries@mandmproperty.co.uk

97 Newington Green Road, Islington, London N1 4QX | mandmproperty.co.uk



- One Bedroom
- Top Floor Flat
- New Kitchen and Bathroom
- Wealth of Local Amenities
- Unfurnished

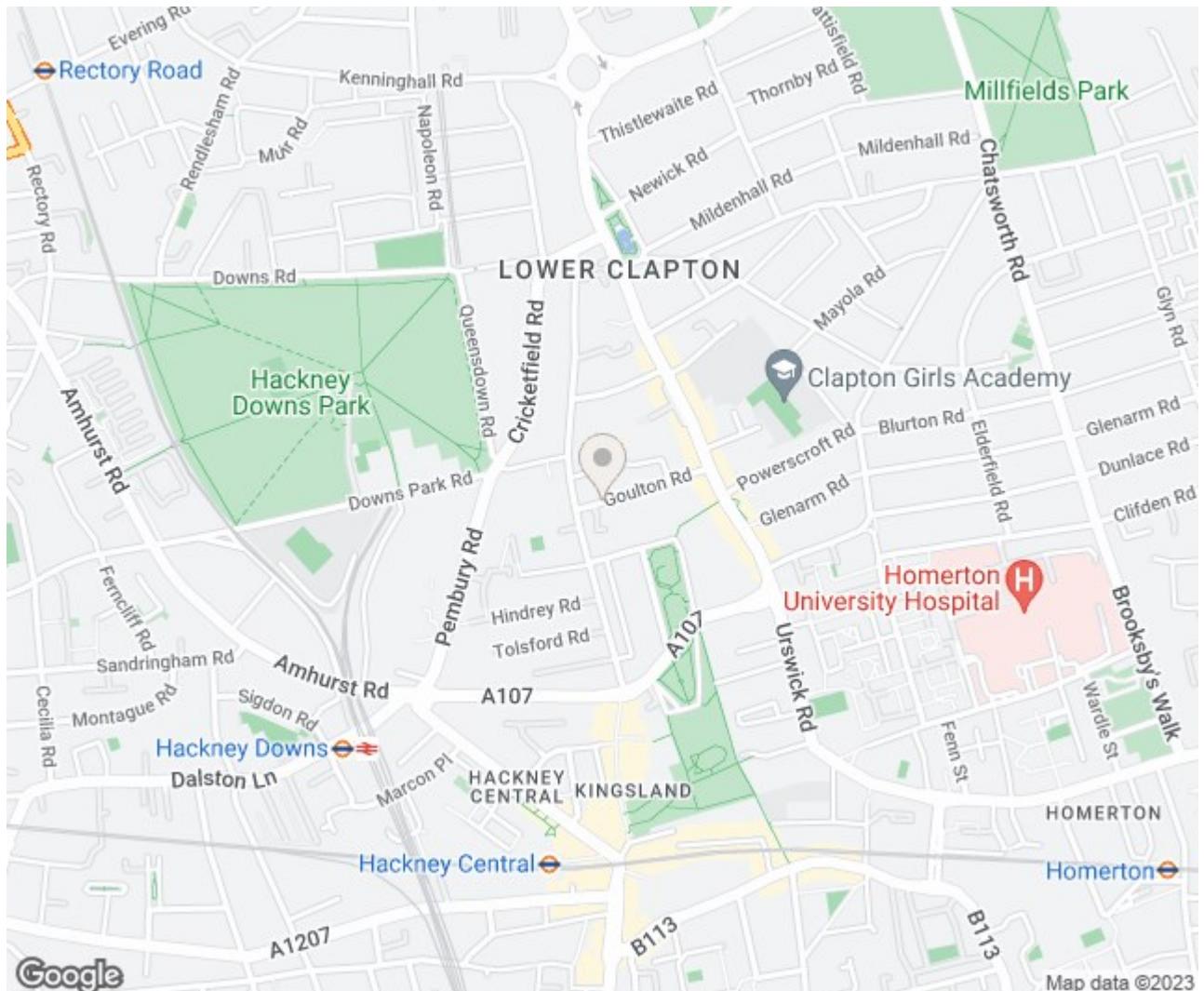
- Period Conversion
- Brand New Refurbishment
- Gas Central Heating
- Close to Overground Stations
- Available Now

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	45	57
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	51	57
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they should not be relied upon for carpets and furnishings.