



Pembury Road, London

- Two double bedrooms
- Access of Hackney Downs and Hackney Central BR
- Leasehold (circa 110 years remaining)

- 590 sq.ft of internal accommodation
- Chain Free

Price £325,000

HUNTERS[®]
HERE TO GET *you* THERE

Pembury Road, London

DESCRIPTION

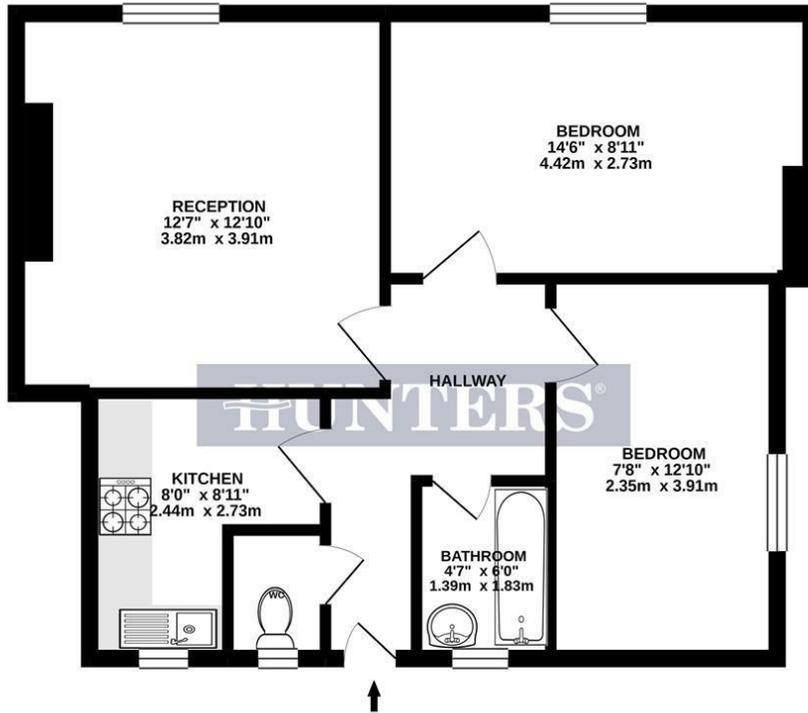
Available chain free and set on the ground floor of a well maintained low rise block, this spacious purpose built apartment offers over 590 sq. ft. of internal accommodation and is ideal for a first time buyer. The property comprises; reception room, separate kitchen, primary bedroom, double guest bedroom, bathroom and ample storage.

Birchington House is ideally located a short walk from the many bars, restaurants and coffee houses of Chatsworth Road and Mare Street as well as the wide open spaces of the stunning Hackney Downs Park. Transport links include, Hackney Downs Station (Overground), Hackney Central Station and a variety of bus routes in to The City and West End. The property is sold with a 110 year lease remaining as well as being chain free.

Leasehold information has been provided to us by the sellers of this property and should be confirmed with your legal representative.



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



GROUND FLOOR FLAT
TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.
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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Viewing

Please contact our Hunters Stoke Newington Office on 0207 2497 499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16 0UL
Tel: 0207 2497 499 Email: hunters.stokenewington@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

