



Kemeys Street London, E9 5RQ

Edward Chase is delighted to present to the residential sales market this spacious 3 bedroom flat located in the heart of Hackney. This property has recently been renovated to an immaculate standard and boasts 4 double rooms and a kitchen/dinner. This flat is split over two levels making it a perfect choice for families or investors looking for great return yields. As you enter this property the immediate thought which comes to mind is 'high end'. There has been no expense spared on renovations and its finish has been delivered to an exceptional standard. This flat is split over two floors and it bright, airy and most importantly stylish. The private entrance has a carpeted staircase leading to the first floor which boasts two enormous rooms, the 3-suite tiled bathroom, and kitchen/reception. Fitting with a brand new modern kitchen you have integrated appliances along with a gas combination boiler. The second-floor boasts another two double bedrooms and

- Luxurious Split Level 3/4 Bedroom Flat
- Ample Storage, Large Bedrooms, Spacious Flat
- Homerton & Hackney Wick Station Between 0.3 - 0.6m From Property
- Property Tenure Sold 'Share Of Freehold'
- Estimated Monthly Rental Yield To Be In The Region Of £2200.00 Per Month
- Modern Kitchen With Integrated Appliances plus Gas Combination Boiler

Guide Price £480,000

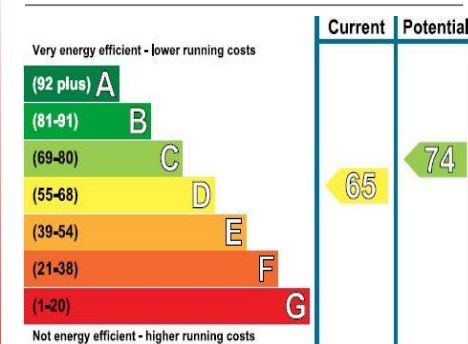
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is also the additional benefit of the A12 being a 5minute drive allowing easy routes into Central London. This property is sold 'Share of Freehold' with no lease term, ground rent to pay. We feel this flat can be used as a 4-double bedroom flat with an estimated monthly rental yield of £2200 PCM. The local borough is recorded to be Hackney Borough and the council tax band is band C. For further details on this flat please contact Edward Chase today. Lettings Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. **DISCLAIMER** Edward Chase is the seller's agent for this property. Your conveyance/surveyor is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.