



FLAT 4, EPSILON BUILDING, 197 AMHURST ROAD, LONDON, E8
OIEO £525,000 LEASEHOLD

A BRIGHT TWO DOUBLE BEDROOM APARTMENT WITH A PRIVATE BALCONY AND OFF STREET PARKING

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DESCRIPTION:

This lovely apartment occupies the top floor of this well maintained block. It's a very well-kept flat with neutral décor throughout and offers two double bedrooms, a three piece bathroom suite, a large bright reception room leading onto the private balcony and a separate kitchen. The property also benefits from off street parking, Gas central heating, double glazing and plenty of natural light throughout this is a perfect purchase.

Ideally situated close to Hackney Downs Park, Hackney Central and Hackney Downs stations providing convenient links to the City & west End. The ever-popular offerings of Church Street, Mare Street and Stoke Newington High street are all within close proximity.

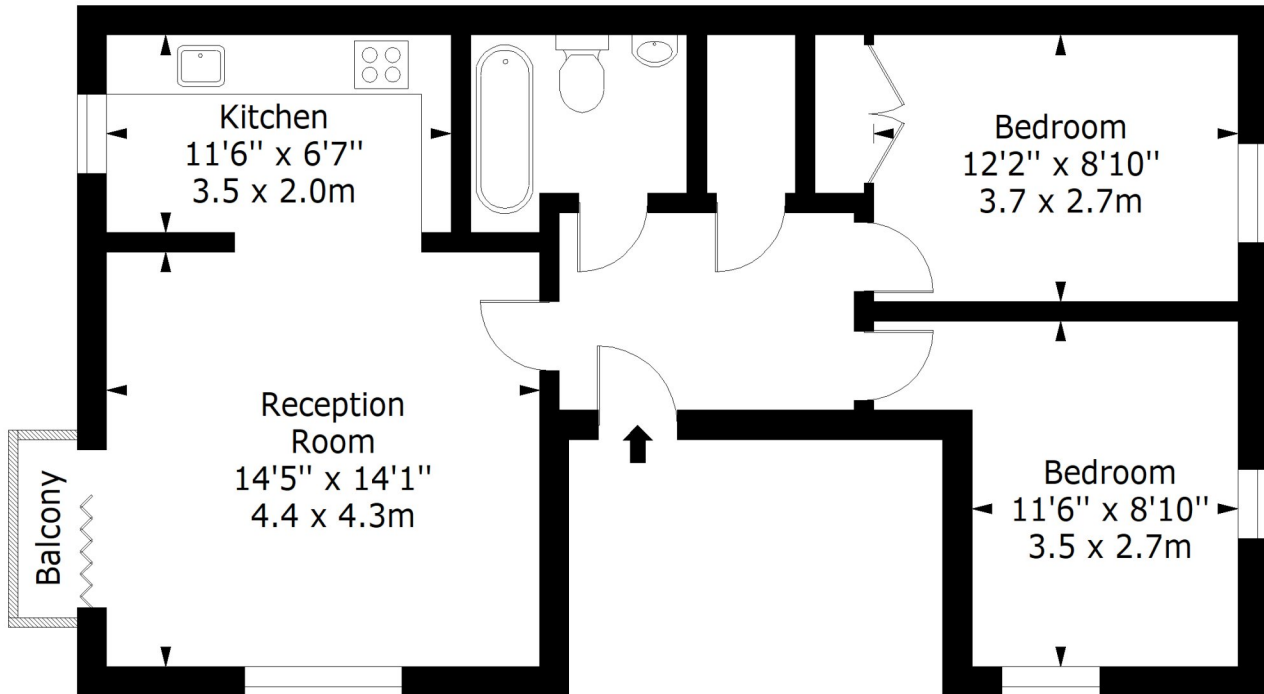
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Epsilon Building, Amhurst Road

Approx. Gross Internal Area 669 Sq Ft - 62.15 Sq M



Third Floor

Floor Area 669 Sq Ft - 62.15 Sq M

For Illustration Purposes Only - Not To Scale

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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