



## Holly Street, London, E8 3XR 75% Shared Ownership £487,500

Kings Group are pleased to offer this TWO BEDROOM terraced house located on Holly Street, E8. The property offers a very spacious reception room, fully fitted kitchen, two double bedrooms with a three piece bathroom suite on the first floor. This property is in great condition with an abundance of storage, double glazed windows, gas central heating(untested) and a well maintained garden which is ideal for a small family or buy to let investor.

Located in the heart of Hackney, the property is within walking distance of Haggerston & Dalston Junction Overground Stations allowing easy access to the city/ central London as well as bus routes to surrounding areas. There are a multitude of fantastic local amenities, places to eat and to shop, as well as bars and restaurants to enjoy as it is very close to Dalston, Shoreditch and Spitalfields Market.

Min Share 75%  
Share Value £487,500  
Est Monthly Rent £294.11  
Est Monthly S/Charge £32.12

Please call the sales team to book a viewing on 0208 510 0808.

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## Entrance

Front door to:-

## Hallway

Stairs to first floor landing and door to:-

## Kitchen 18'9" x 8'3" (5.73m x 2.54m)

Double glazed window to front aspect, tiled splash backs, range of base and wall unit with roll top work surfaces, sink and drainer unit, gas hob, electric oven, hood extractor, space for fridge/freezer, plumbing for washing machine, power points, laminate flooring

## Reception Room 13'1" x 12'7" (4.00m x 3.86m)

Double glazed window to rear aspect, double glazed door leading to garden, coved ceiling, two single radiators, TV aerial point, power points, carpeted flooring.

## First Floor Landing

Doors to:-

## Bedroom One 12'8" x 11'6" (3.88m x 3.51)

Double glazed window to rear aspect, coved ceiling, double radiator, fitted wardrobes, power points, carpeted flooring.

## Bedroom Two 12'8" x 9'9" (3.88m x 2.99m )

Double glazed window to front aspect, coved ceiling, double radiator, power points, carpeted flooring.

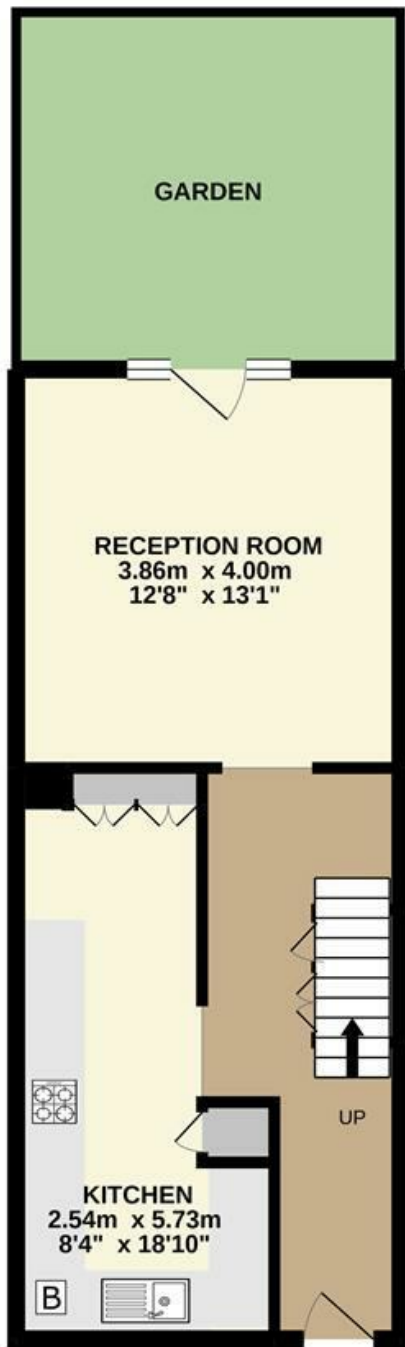
## Bathroom

Part tiled walls, panel enclosed bath with mixer tap and shower attached, pedestal wash hand basin, low level W.C, tiled flooring.

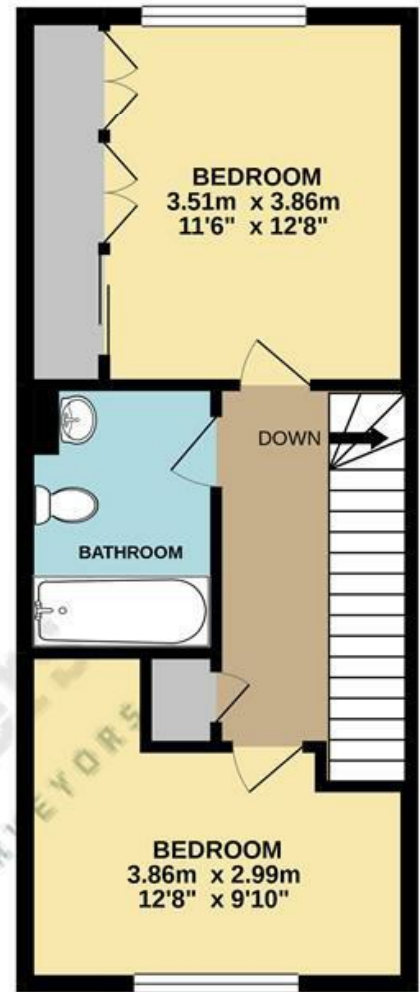
## Garden

Mainly laid to lawn with plant and shrub borders.

GROUND FLOOR  
38.0 sq.m. (409 sq.ft.) approx.



1ST FLOOR  
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA : 76.0 sq.m. (818 sq.ft.) 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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