



**BUTLER & STAG**

Mare Street | London

| E8

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*\*Physical viewings taking place\* ZERO DEPOSIT AVAILALE*

*Excellent one-bedroom first floor apartment situated on the part pedestrianized section of Mare Street, the Narrow-Way, which is a short stroll from Hackney Central Overground.*

*• First Floor Apartment • Double Bedroom • Modern Bathroom & Kitchen • Newly Renovated*

*£1,148 Per Calendar Month |*

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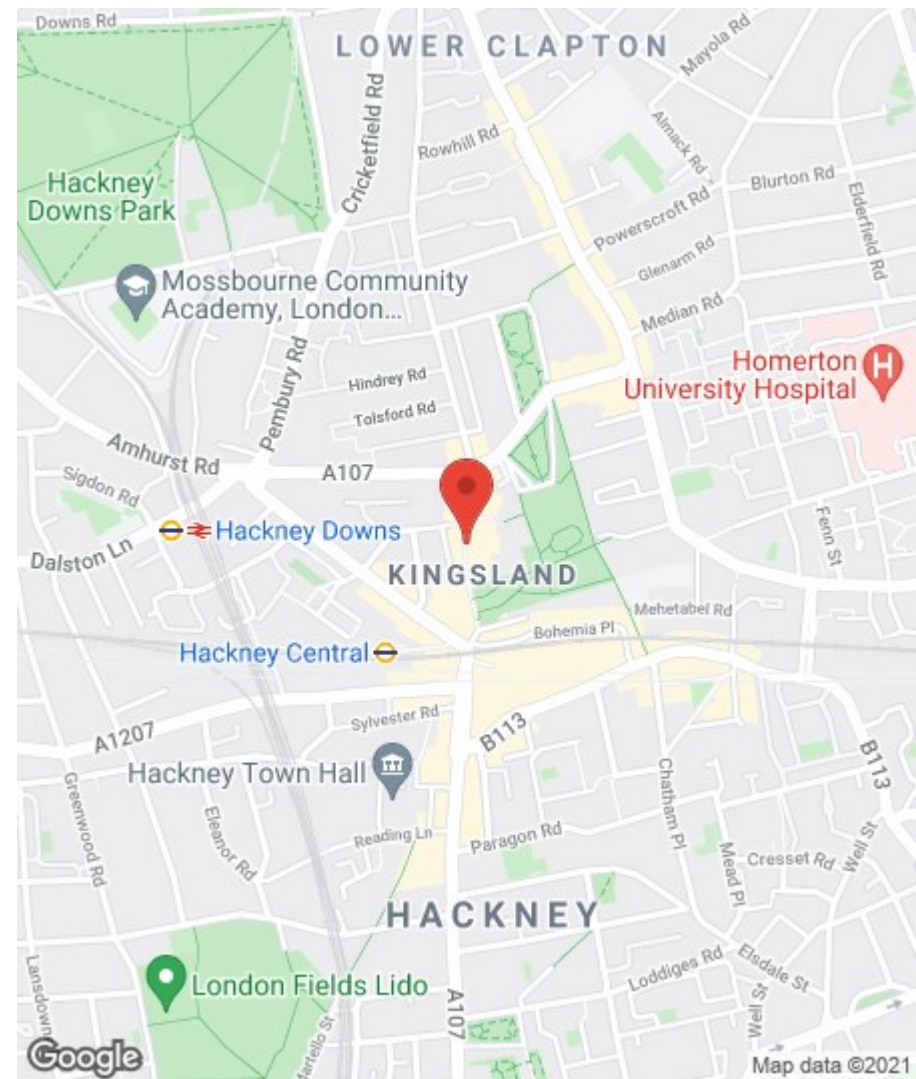
Excellent one-bedroom first floor apartment situated on the part pedestrianized section of Mare Street, the Narrow-Way, which is a short stroll from Hackney Central overground. The property is newly decorated.

There is a good size living room which has plenty of natural light due to the two windows and the velux sky-light, a separate kitchen which has modern fittings, double bedroom and a smart bathroom.

The property is well-located for transport links, with Hackney Central and Hackney Downs both within walking distance. There are numerous bus routes available from Mare Street.







# BUTLER & STAG

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	