

**Brett Road, London, E8 1JP**  
**Asking Price £900,000 Freehold**

**\*\* CASH BUYERS ONLY \*\***

Kings Group - Hackney are delighted to offer this THREE STOREY MID - TERRACE HOUSE which is located within walking distance of Hackney Central & Hackney Downs Station. The property is also conveniently located for access to local shops and close to local amenities on Mare Street, Amhurst Road and Morning Lane. This property is ideal for an investor or a family, but its not in a habitable condition therefore it requires a full refurbishment. Please call us today on 0208 510 0808 to book an appointment.

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**Reception Room One 12'4" x 14'3" (3.76m x 4.36m)**

**Reception Room Two 10'8" x 11'9" (3.26m x 3.60m)**

**Kitchen 13'7" x 9'0" (4.15m x 2.76m)**

**Dining Area 10'9" x 10'9" (3.29m x 3.28m)**

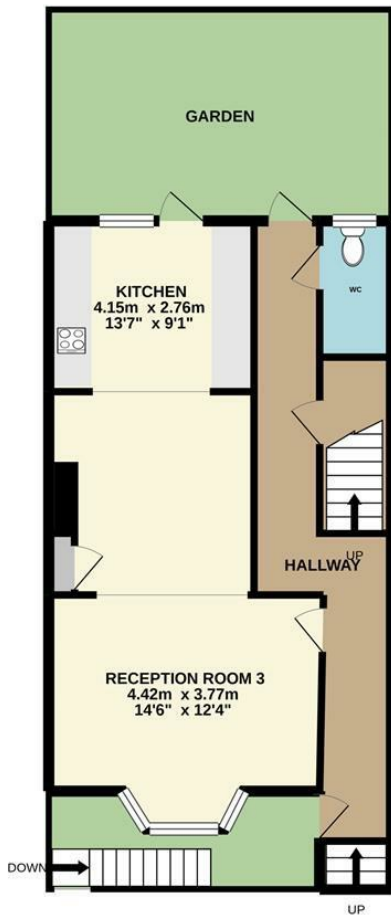
**Reception Room Three 12'4" x 14'6" (3.77m x 4.42m)**

**Bathroom 8'5" x 6'1" (2.58m x 1.86m)**

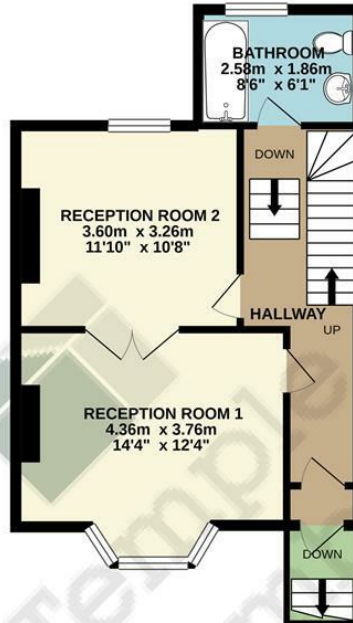
**Bedroom One 10'6" x 11'6" (3.22m x 3.52m)**

**Bedroom Two 11'8" x 17'1" (3.57m x 5.21m)**

LOWER GROUND FLOOR



UPPER GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 137.0 sq.m. (1475 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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