

LOT  
**9**

66a Shacklewell Lane, Dalston,  
London E8 2EY

**Guide price £395,000\***

## **TWO BEDROOM GARDEN FLAT IDEAL FOR INVESTMENT**



This spacious two bedroom garden flat is presented in excellent order throughout and benefits include double glazing and gas central heating. The property has its own private enclosed rear garden and has until recently been let on an AST, although it is now being sold with full vacant possession. The property is situated in the heart of Dalston, close to Kingsland High Street with its vast selection of restaurants and shopping facilities. Dalston Junction Overground Station as well as Dalston Kingsland are both within walking distance. Good road links and bus connections also serve the area. This property will be of interest to owner occupiers and investment purchasers.

### **ACCOMMODATION**

Entrance Hall, Bedroom One, Bedroom Two, Bathroom, Open Plan Kitchen/Living Room, Own Private Garden.

### **TENURE**

Leasehold approximately 109 years unexpired.

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Hackney 0208 356 3000  
Council Tax Band C

### **VIEWING TIMES**

Monday 8th October 1pm Thursday 11th October 5pm

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN