

Emma's

ESTATE AGENTS

Est. 1995

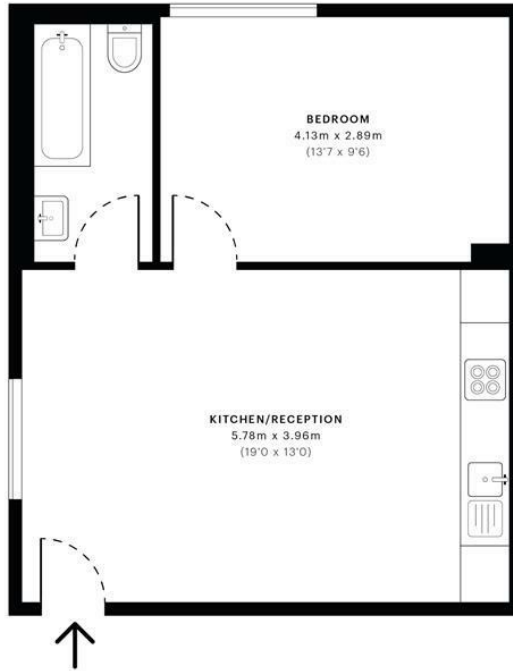


Flat 12, 3 - 5 Kingsland High Street, London, E8 2JS

A beautiful one bedroom, one bathroom, first floor, unfurnished flat with large windows and high ceilings decorated throughout with tasteful modern decor, fixtures and fittings. The flat is located meters from Dalston Junction Tube Station.

- Wood floors throughout
- Neutral modern decor, fixtures and fittings
- Meters from Dalston Junction Tube Station
- No parking available
- Locked, internal bike storage in main building
- First floor
- Large double glazed windows

£1,200 Per Calendar Month

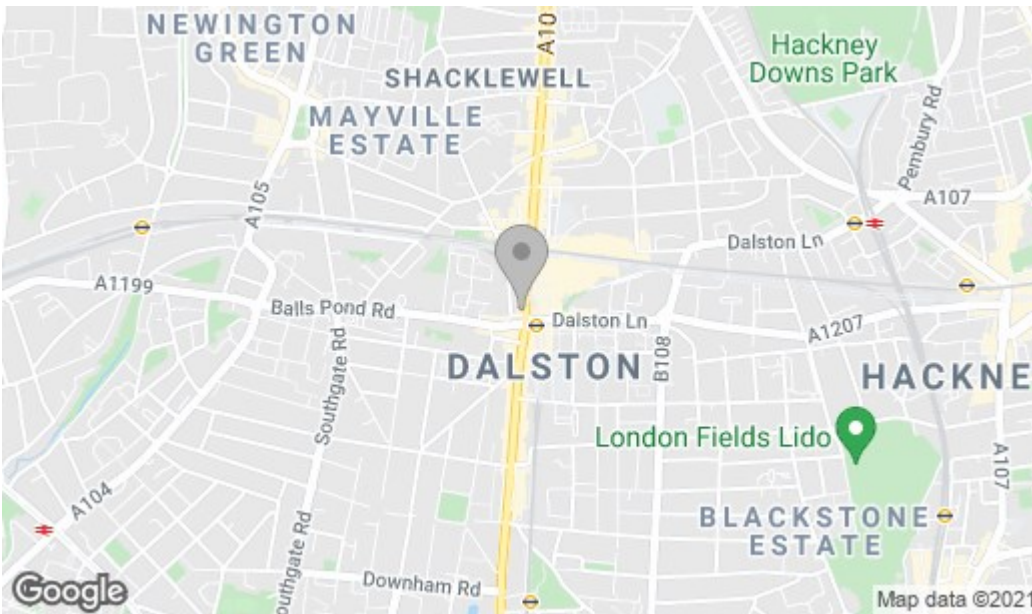


— First Floor

<p>GROSS INTERNAL AREA (GIA) The footprint of the property 39.47 sqm / 424.85 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and external features Includes walkways, reduced head heights 38.53 sqm / 414.73 sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.8m 0.00 sqm / 0.00 sqft</p>
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 39.81 sqm / 428.51 sqft
 IPMS 3C RESIDENTIAL: 38.86 sqm / 418.29 sqft
 spec id: 602a6a896e4e00e40597224



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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