

# hotblack desiato

ESTATE AGENTS

## DALSTON LANE TERRACE, E8 3AH

## £815,000



This three bedroom, three storey apartment is one of the last available units in this striking new build development, presented with meticulous attention to detail and recently the winner of two prestigious, architect awards. This generously proportioned flat features a sleek, elegant finish including oak flooring, a high quality, well equipped kitchen with Bosch appliances and contemporary bathrooms. Dalston Lane Terrace makes up part of this vibrant and increasingly fashionable area which has seen huge regeneration in recent years to become one of London's most dynamic locations North of the river. A fantastic choice of restaurants and bars are on the doorstep and the famous Ridley Road Market is within walking distance. Dalston Junction is only a few minutes away and provides easy access into The City and only a few stops from Islington and Camden Town. **Images shown are of the show flat and of the subject flat, prior to present occupation.**

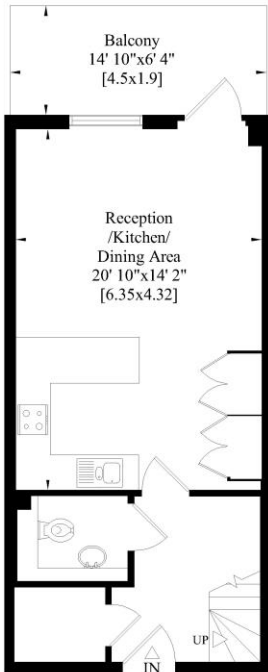
- NEW BUILD
- THREE FLOORS
- THREE BEDROOMS
- TWO BATHROOMS
- SPACIOUS KITCHEN
- LIVING/DINING ROOM
- BALCONY
- Leasehold (125 years from July. 2017)
- Service Charge: £3250 p/a including insurance
- Ground Rent: £500 p/a
- Council Tax: £ TBC
- Approx. 1328 sq ft
- Rental Estimate: £725 per week



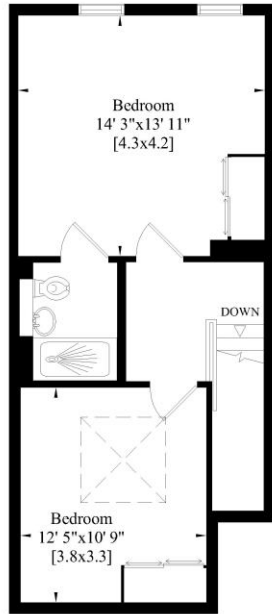
Dalston Lane Terrace  
London E8  
Gross Internal Area:  
124 Sq. metres  
1336 Sq. feet



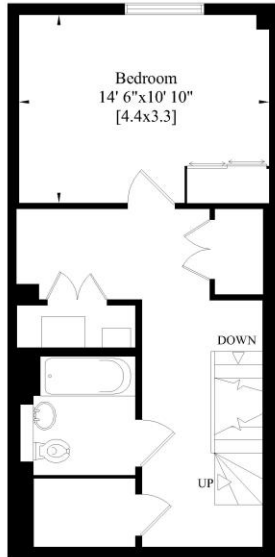
Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and Sq. footage are approximate within 5% accuracy. For identification purposes only. Walls with small angles drawn straight. Not to be used as part of the decision to buy. You must recheck all details before purchase and only purchase when you have confirmed them. Price on application for a 90 day licence to use. No appliances tested. Not to scale © www.steelc.london - Email: patricia@steelc.london - Tel: 07847 219401



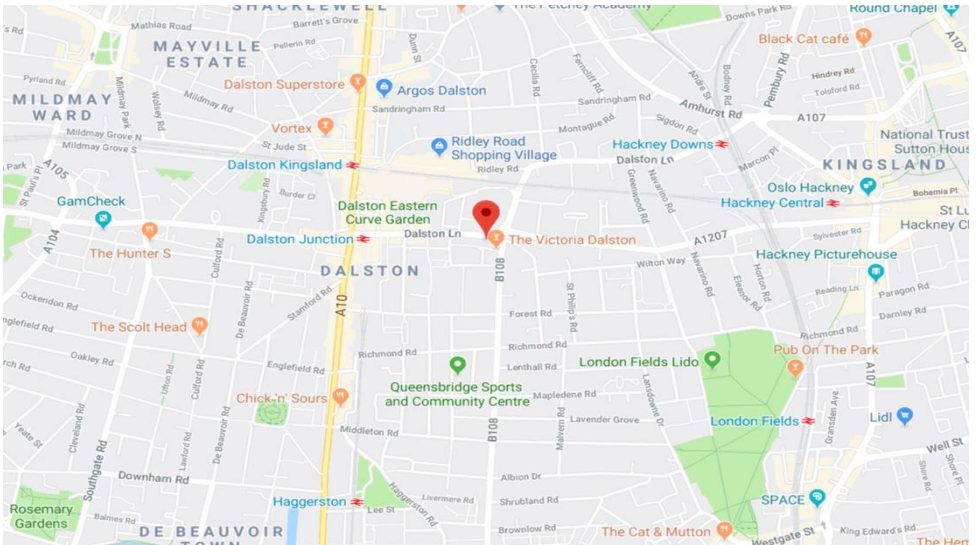
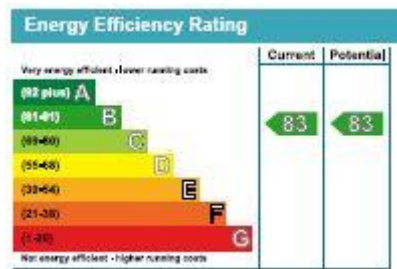
First Floor



Third Floor



Second Floor



## TRANSPORT LINKS

Dalston Junction station (Overground) is approximately 0.1 mile away.

Dalston Kingsland station is approximately 0.4 miles away.

Hackney Downs station (Overground, Greater Anglia) is approx. 0.6 miles away.

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