

DALSTON LANE TERRACE, E8 3AH

£595,000

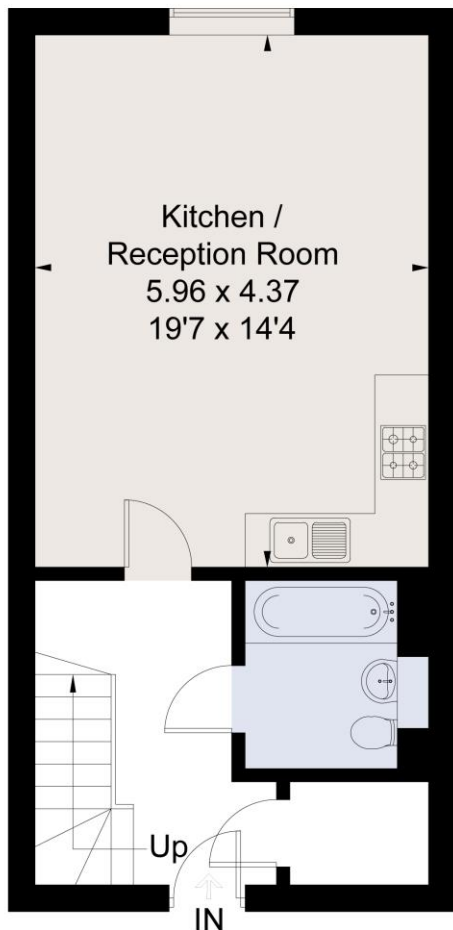


A popular, beautifully designed development, presented with meticulous attention to detail. This generously proportioned two bedroom flat features a sleek, architect design finish including oak flooring, a high quality, well equipped kitchen with Bosch appliances and contemporary shower room. Dalston 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.

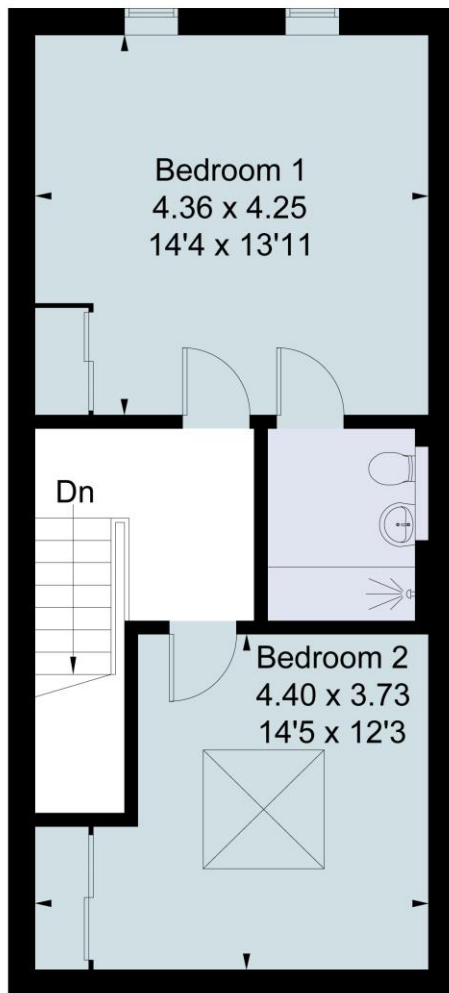
- 2nd & 3rd FLOORS
- TWO BEDROOMS
- OPEN PLAN RECEPTION/KITCHEN
- SHOWER ROOM
- BATHROOM
- 10 YEAR BUILDING WARRANTY
- Leasehold (125 years from Nov. 2018)
- Service Charge: £3,849 p/a
- Ground Rent: £400 p/a
- Council Tax: £ TBC
- Approx. 948 sq ft
- Rental Estimate: £450 p/w



Approximate Area = 88.1 sq m / 948 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)
For identification only. Not to scale.
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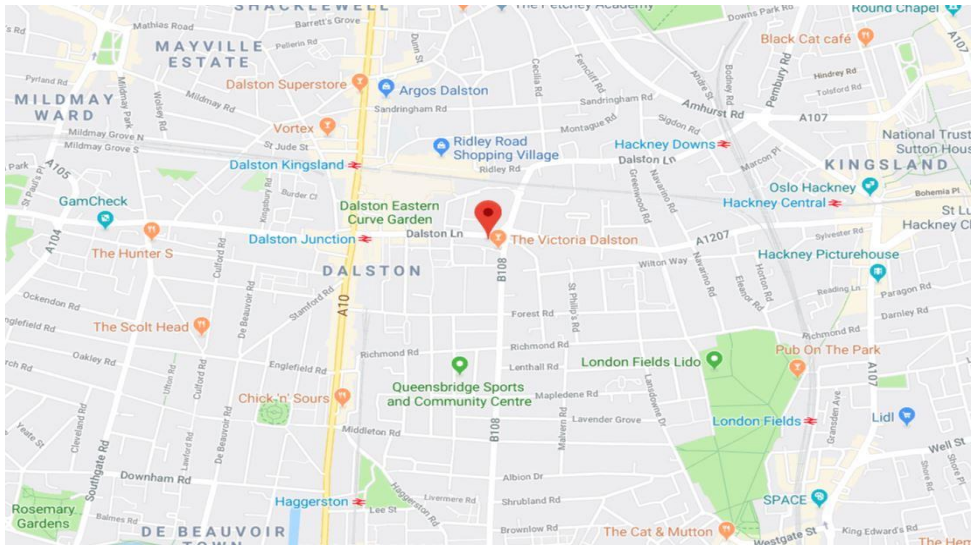


Flat 36B
Second Floor



Flat 36B
Third Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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