



**Flat 4, 13 Atkins Square
Dalston Lane, London**

£575,000 Leasehold



Flat 4, 13 Atkins Square Dalston Lane, London

326 Mare Street, Hackney, London, E8
1HA

0208 510 0808
www.kings-group.net

- Two Bedroom Flat
- First Floor
- Great Condition Throughout
- Double Bedrooms + En Suite
- Private Balcony
- Lots of Natural Light
- Lease : 237 Years
- Excellent Location
- 0.2 Miles to Hackney Downes Station
- EPC Rating : B

Kings Group are delighted to present this stunning two-bedroom, two-bathroom apartment, offering stylish and spacious living in one of East London's most vibrant and well-connected locations.

Beautifully finished throughout, the property features a generous open-plan living and kitchen area with modern integrated appliances, sleek finishes, and ample natural light. Both double bedrooms are well-proportioned, with the principal bedroom benefiting from an en-suite shower room, while the second bathroom is equally well-appointed with contemporary fixtures.

A major highlight of this exceptional home is the large private balcony – a real standout feature. Perfect for entertaining, relaxing, or enjoying your morning coffee, the balcony offers an impressive outdoor space rarely found in properties of this type and adds a valuable extension to the living area.

Additional benefits include secure entry, lift access, access to a well-maintained communal courtyard, and exclusive access to an on-site residents' gym – ideal for

those looking to stay active without leaving the development.

Situated close to Dalston Junction and Dalston Kingsland stations, the apartment is ideally positioned for quick links into the City and beyond, with an array of cafes, shops, and restaurants on your doorstep.

This is an ideal purchase for professionals, sharers, or investors looking for a high-quality home in a dynamic, sought-after area. Early viewing is highly recommended.



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



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