



## DALSTON LANE, HACKNEY, E8

£195,000

Goldman Greg are delighted to present this lovely studio flat situated within a secure block, boasting modern accommodation throughout, a large south facing communal garden and an excellent Hackney location.

The property is situated just moments from Hackney Downs Station for links around the city, while Mare Street, Dalston Junction and Dalston Kingsland are also within close proximity. Also close to the cafés, restaurants and nightlife of Dalston and Hackney.

Currently rented at £1,300pcm, offering a strong yield potential, this is the perfect buy to let investment or pied-à-terre.

Cash buyers only (85 years left on the lease).

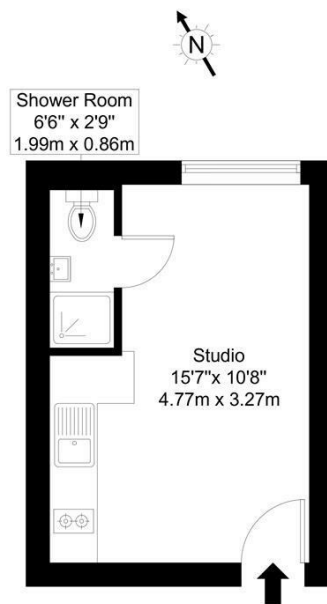
Virtual Tour available!



Goldman Greg

## Dalston Lane, E8 1LA

Approx Gross Internal Area = 15.6 sq m / 168 sq ft

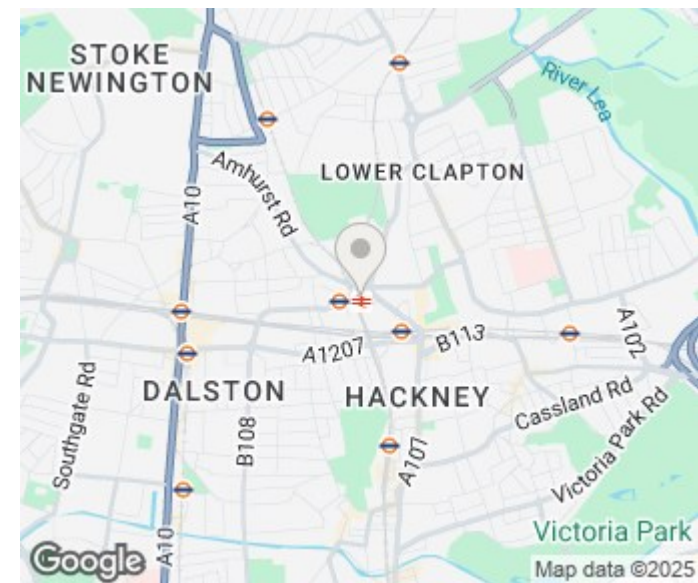


Lower Ground Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	58	73
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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