



57 Kingsland High Street, London, E8 2FA

Asking Price £680,000



Nestled in the heart of trendy Kingsland High Street, this exquisite apartment offers a luxurious urban lifestyle, boasting a modern design and an impressive 947 sq ft of living space.

Built in 2017, this apartment exudes contemporary elegance with stunning views from the private balcony, which leads off the lounge and main bedroom. The large reception room and balcony provide a versatile space for entertaining guests or relaxing with loved ones.

The master bedroom comes complete with an ensuite shower room, while a second large bathroom ensures convenience and comfort for residents and guests alike. With ample storage space, this apartment combines style and functionality seamlessly.

Residents can also enjoy the convenience of an on-site concierge and secure bicycle storage within the building.

Ideally situated in the lively heart of Dalston, 57 East provides residents with convenient access to an array of local attractions, including stylish bars, diverse restaurants, cozy cafés, and the Dalston Cross Shopping Centre. The property is also within a short walking distance of both Dalston Junction and Dalston Kingsland Stations, offering fast and easy connections to Shoreditch, Islington, and other areas.

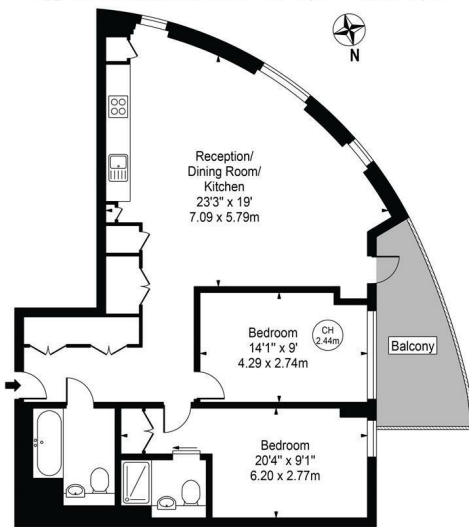
Additionally, frequent bus routes provide direct links to the City and the West End.

- Spacious open plan reception and modern kitchen
- Large East facing balcony
- Wooden flooring in reception area
- Secure bicycle storage
- Easy access to eateries and shopping centre
- On-site concierge
- Located next to Dalston Junction station
- Tenure: 994 years
- Ground Rent: GBP400 pa
- Service Charge: GBP5,168 pa





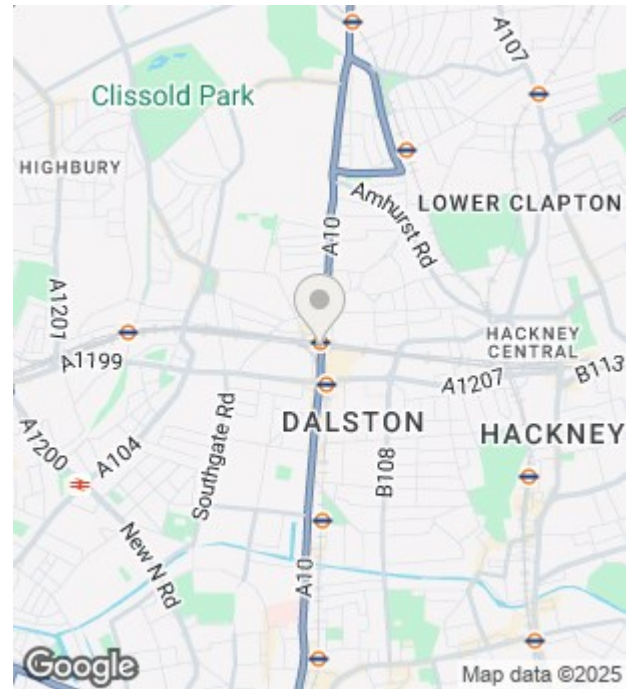
Kingsland High Street
 Approx. Gross Internal Area 877 Sq Ft - 81.48 Sq M



Seventh Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Unit 10 Paddington Works 8 Hermitage Street, London, W2 1BE
 Tel: +44(0)20 3019 6150 Email: sales@grange.london