



# Dalston Lane

Hackney, E8

Offers in excess of £775,000

A stunning 4 double bedroom maisonette boasting 1364 sq ft and benefitting from a private entrance, balcony and terrace whilst being within close proximity to the amenities of Kingsland Road.



# Dalston Lane

## Hackney, E8

- 4 double bedrooms
- 2 bathrooms and additional WC
- Balcony
- Located behind Dalston Lane
- Private entrance
- Close to transport links



A stunning 4 double bedroom maisonette boasting 1364 sq st and benefitting from a private entrance, balcony and terrace whilst being within close proximity to the amenities of Kingsland Road. Accessed from a quiet mews road, set behind Dalston Lane, the property is well-presented comprising of a spacious living/dining space on the ground floor and a high-specification modern kitchen opening to a utility space; additionally the downstairs benefits from a spacious WC. Upstairs are the four double bedrooms, with the master benefiting from a contemporary en-suite shower room and with all the bedrooms have direct access on to the full-width balcony. Brilliantly positioned in the heart of Hackney, an area full of interesting places to eat and drink, including the authentic Ridley Road market, roof top bars, brasseries and even an independent cinema. Also within walking distance to London Fields. For transport links Dalston Junction and Dalston Kingsland Overground stations are only moments away, taking you into Shoreditch and central London in minutes, with a vast array of buses which are available on Kingsland Road taking you into the City.

**Tenure:** Leasehold 119 years 1 months

**Service Charge:** £5112

**Ground Rent:** £600

**Local Authority:** London Borough Of Hackney (Council Tax)

**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	89	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### *Chestertons Islington Sales*

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Islington

London

N1 2XQ

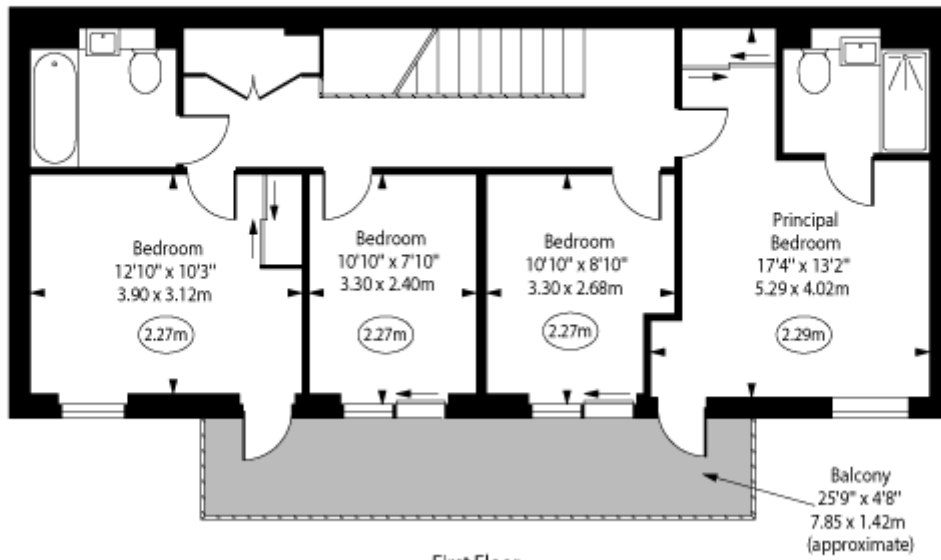
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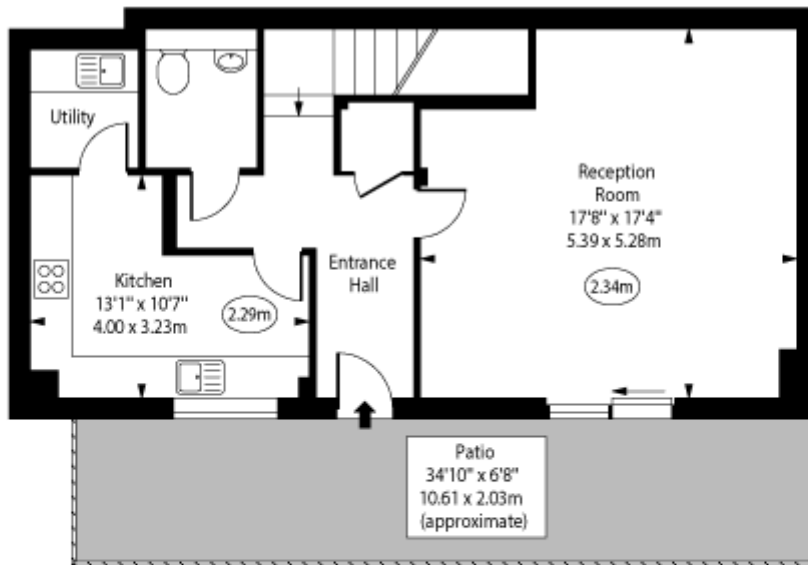
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# Dalston Lane, E8

○ - Ceiling Height



First Floor



Ground Floor

Approx Gross Internal Area 1364 Sq Ft - 126.72 Sq M

For Illustration Purposes Only - Not To Scale  
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