



# Pendulum Mews

Birkbeck Road, E8

Offers in excess of £500,000

A stunning rare to market one bedroom mews cottage set within the Time Square development off Colvestone Crescent only moments from the bars and restaurants of Kingsland Road.



# Pendulum Mews

Birkbeck Road, E8

- One bedroom mews cottage
- Impeccably presented
- Quiet gated cobbled mews
- Moments from Kingsland Road



A stunning rare to market one bedroom mews cottage set within the Time Square development off Colvestone Crescent only moments from the bars and restaurants of Kingsland Road. Tastefully decorated, the property comprises; open-plan kitchen living room on the ground floor with a fully fitted modern kitchen and large doors opening up to the mews; upstairs the large bedroom benefits from a vaulted ceiling with exposed beams, walk-in wardrobe and a Juliet balcony. The bathroom is contemporary with marble tiled flooring and luxury bath and fittings. Additional benefits include: private parking, bike storage and an on-site gym. Pendulum Mews is a quiet private mews located through a gated entrance off Birbeck Road. The property is perfectly positioned in the heart of Dalston with residents being able to enjoy the plethora of amenities the high street has to offer. The east London hotspots of London Fields, Stoke Newington and Shoreditch are all close by whilst Upper Street is a short walk away. The amenities, shops, bars and restaurants of Kingsland road are easily accessible. Both Dalston Junction and Dalston Kingsland stations are within striking distance of the property and offer swift access into Shoreditch and Islington. There are numerous and frequent bus routes directly into the City and West End. This is a fantastic opportunity to acquire a spacious and well thought out one bedroom mews cottage.

**Tenure:** Share of Freehold 92 years 3 months

**Service Charge:** £2743

**Ground Rent:** £100 increasing to £200 in 2047 and £400 in 2102

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

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	74	
(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	

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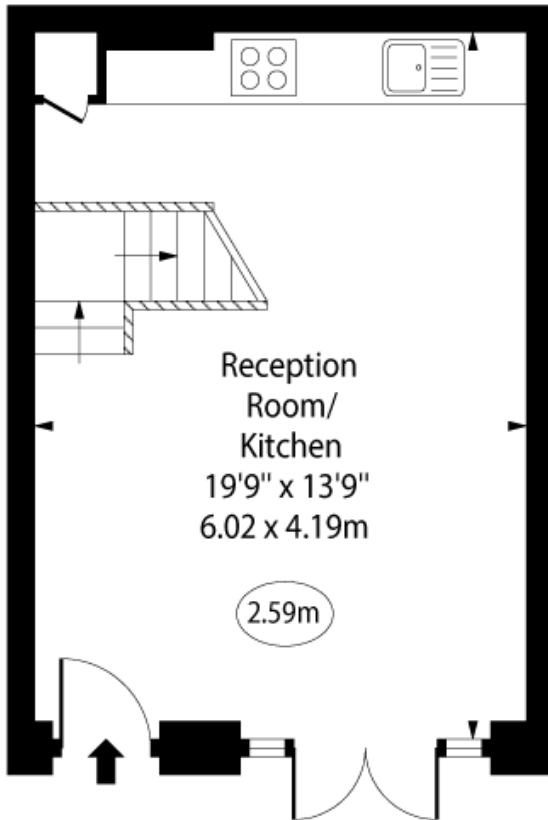
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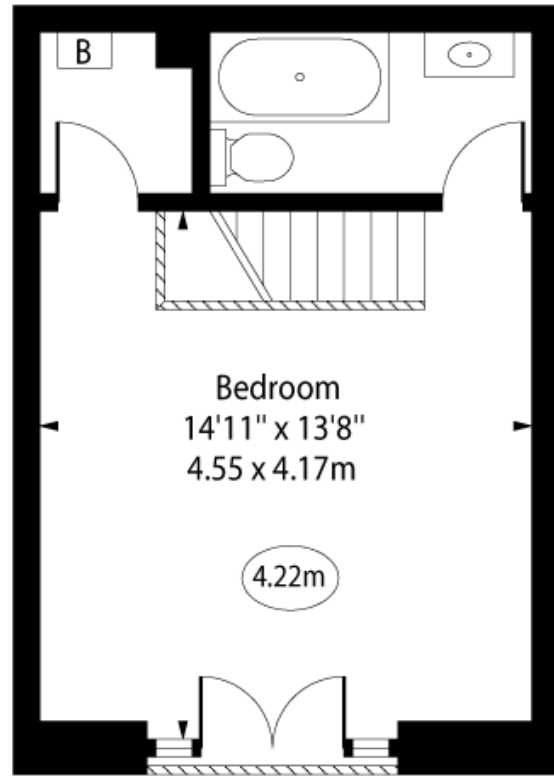
# Pendulum Mews, Birkbeck Road, E8



○ - Ceiling Height



Ground Floor



First Floor

Approx Gross Internal Area

540 Sq Ft - 50.17 Sq M

For Illustration Purposes Only - Not To Scale

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