



**Flat 65 57 Kingsland High Street
London, E8 2FA
£2,200 PCM**

A larger than average and contemporary apartment situated on the 8th floor of this chic development, located in the heart of bohemian Dalston.

The layout comprises of an entrance area with storage cupboards, bright and spacious reception room with floor to ceiling windows, engineered hard wood flooring, private balcony providing panoramic views, dining area, a bespoke open plan fitted kitchen with stone work-surface and breakfast bar, and integrated Siemens/Bosch appliances.

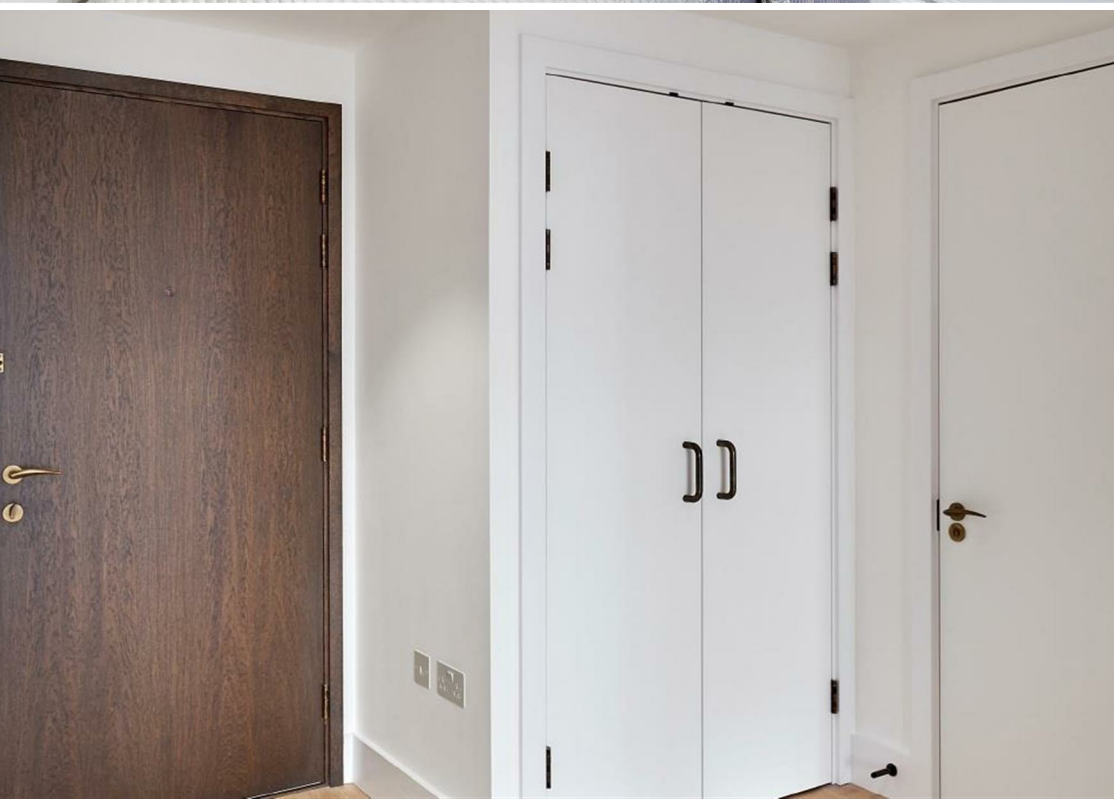
The Bedroom is capacious with fitted wardrobes and far reaching views over the London Skyline from the floor to ceiling windows.

The contemporary bathroom has very clean lines and features all the modern day conveniences one would expect from a high scale home.

The development has communal benefits of a concierge, land-scaped gardens, and residents cycle store.

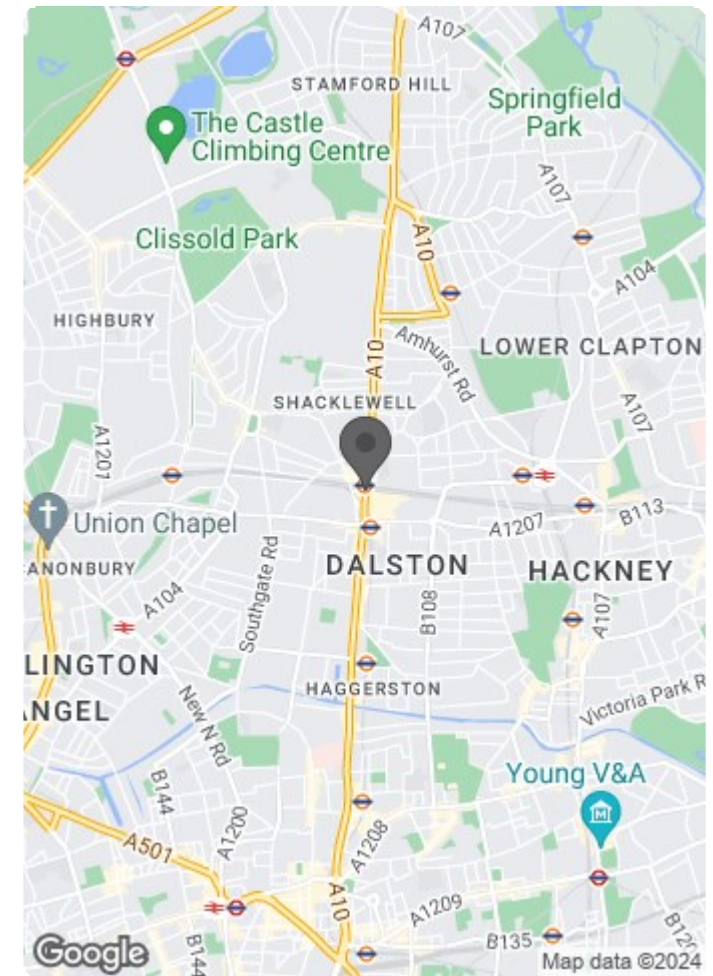
The building is only five years old so both apartment and building are in superb condition. Located in only seconds away from Kingsland high Street, this fabulous home is close to the uber trendy bars and restaurants of Shoreditch and Hackney, and the fashionable Ridley Road Market. Both Dalston Kingsland and Dalston Junction stations are close by offering easy access into the city via overground or train.







Total Internal Area	49.73 ²	535ft ²
Living/Dining	4.41 x 4.00	14'6" x 13'1"
Kitchen	4.00 x 2.82	13'1" x 9'3"
Master Bedroom	4.32 x 2.75	14'2" x 9'0"
Bathroom	2.20 x 2.00	7'3" x 6'7"
Balcony	3.33 x 1.79	10'11" x 5'10"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		93	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	