

Emma's



Flat 6, 3 - 5 Kingsland High Street, London, E8 2JS

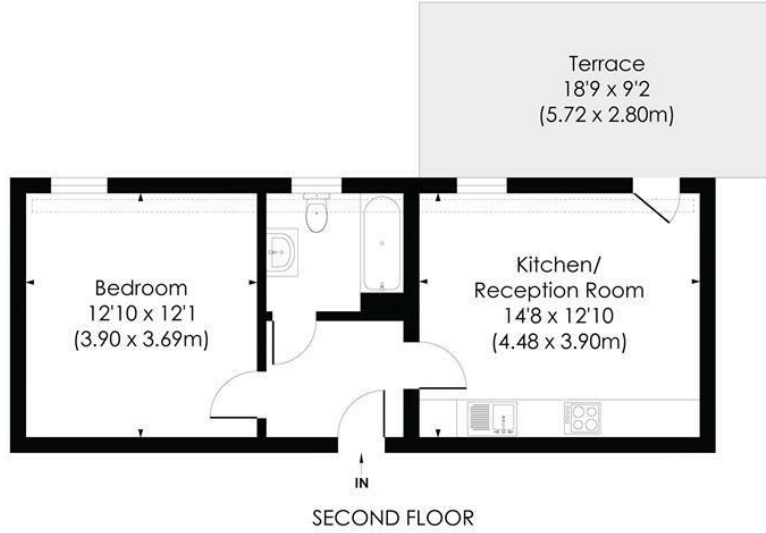
A beautiful one bedroom, one bathroom flat with a large private balcony decorated throughout with tasteful modern decor, fixtures and fittings. The flat is located meters from Dalston Junction Tube Station.

- Wooden floors throughout
- Neutral modern decor, fixtures and fittings
- Meters from Dalston Junction Tube Station
- Unfurnished
- No parking available
- Locked, internal bike storage
- Large private balcony
- Second floor (no lift)

£2,000 Per Calendar Month

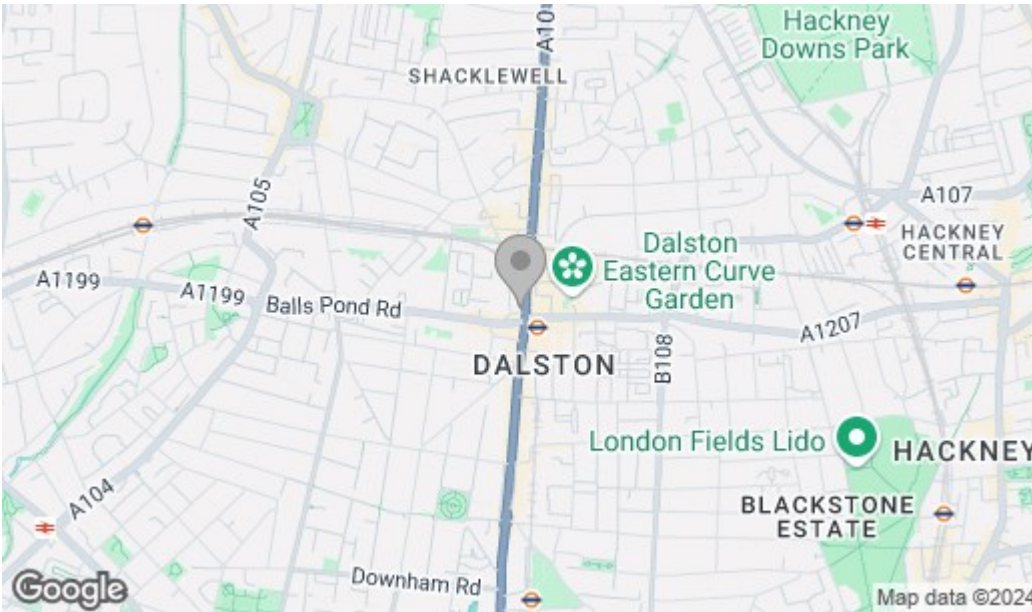
KINGSLAND HIGH STREET, E8

Approx. Gross Internal Floor Area
453 Sq. ft/42.08 Sq. m



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	92	92
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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