



Cadence, Dalston Curve, Boleyn Road, Dalston, N16

Asking price **£399,995** | Leasehold



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1 Bedroom



1 Bathroom



1 Reception



Balcony



Secure Cycle Storage



Local Amenities



0.1 MI Dalston Junction

Luxury one bedroom property within Cadence, Dalston Curve, N16. Comprising a spacious open-plan living area with an elegant fitted & integrated kitchen and full height glazing leading to a generous balcony, one spacious double bedroom with fitted wardrobe and secondary access to the balcony and a contemporary family bathroom with vanity unit storage and recessed lighting.

Residents benefit from secure cycle storage and a communal roof terrace. Being walking distance to Dalston Junction (1 min) and Dalston Kingsland (3 mins) Stations makes destinations such as Kings

Cross St Pancras, Victoria and Oxford Circus commutable in 13, 21 and 36mins respectively. There are also several amenities located nearby including restaurants, cafés and the Kingsland Shopping Centre.



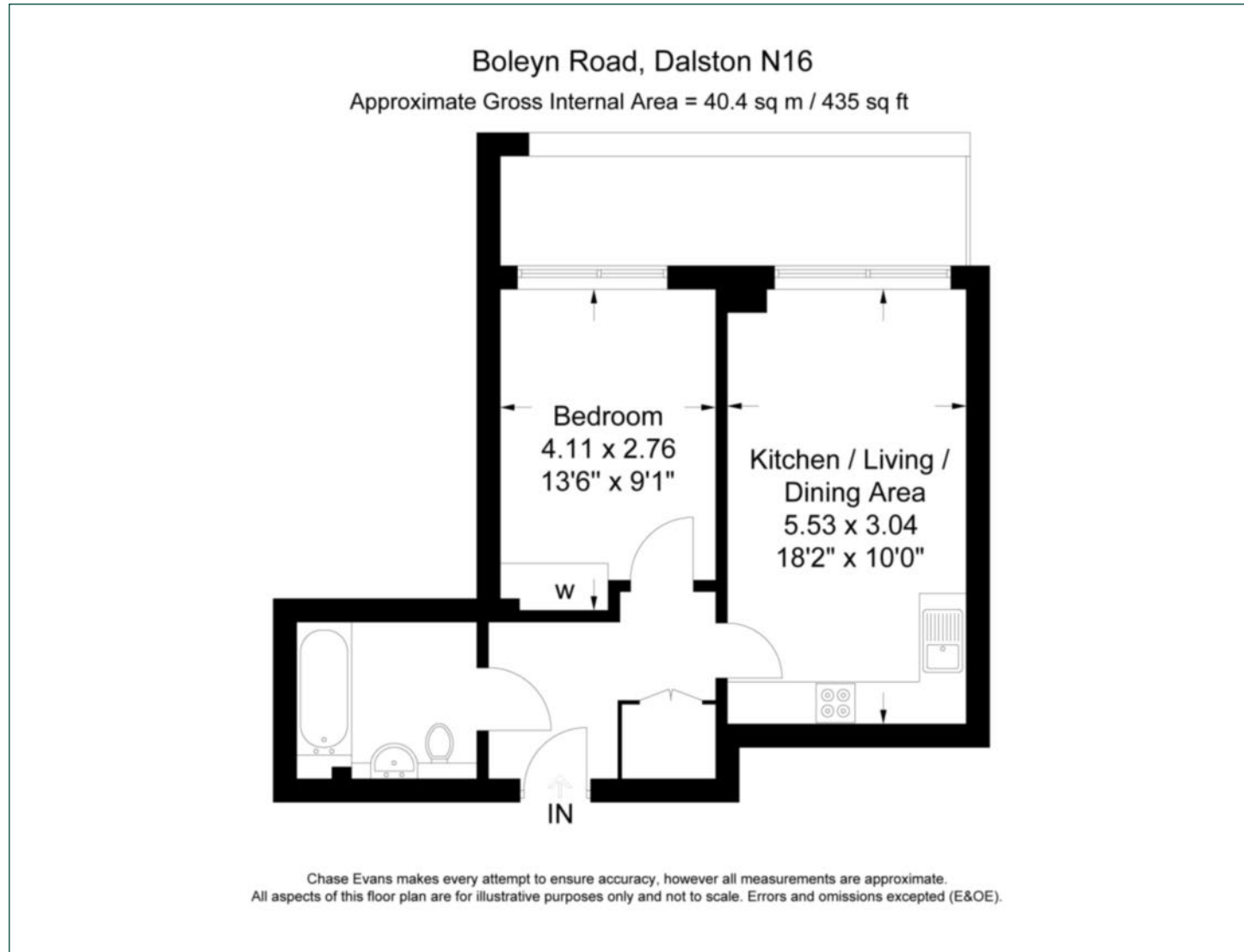
Tenure: Leasehold (118 years remaining) **Local Authority:** Hackney London

Ground Rent: £200 p.a. **Council Tax Band:** C

Service Charge: £2,202.23 p.a. **EPC:** B

Floorplan

435 sq ft | 40.4 sq m



City & Aldgate

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Sales

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We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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