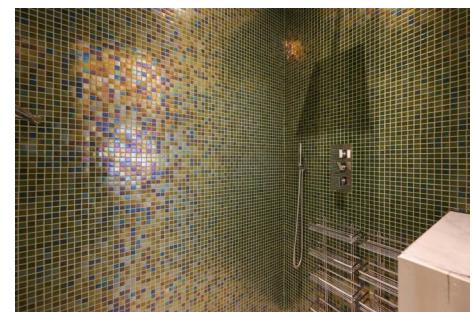


PARKER JAMES ESTATES

Established since 1995



Academy Apartments

236 Dalston Lane London E8 1LX

- Available immediately
- Ground and first floor
- Grade II listed building
- Two ensuite double bedrooms
- Pubs and restaurants nearby
- Furnished
- Immaculately presented
- Courtyard garden for residents
- Hackney Central station walking distance
- Close to Hackney Downs Park

£3,500 Per Month

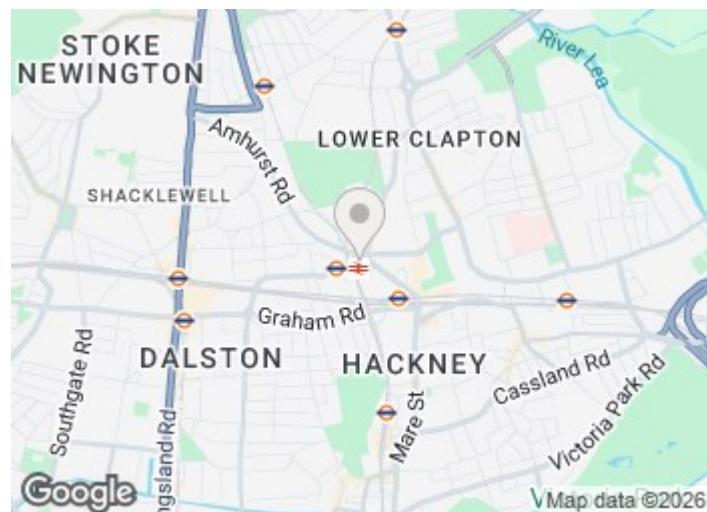
Academy Apartments

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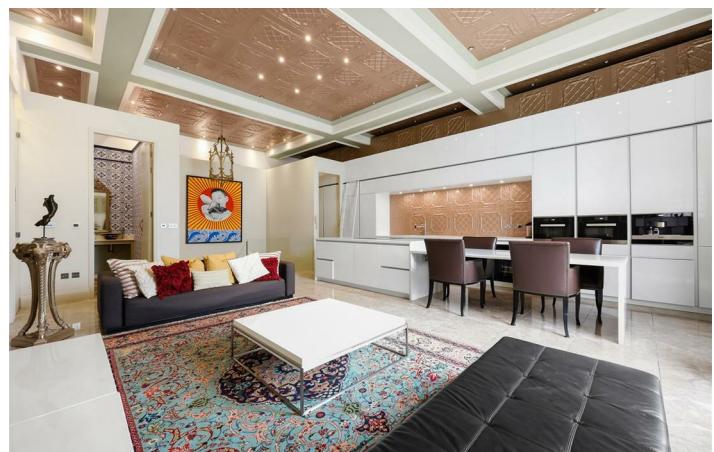


Available immediately on a furnished basis is this immaculately presented ground and first floor apartment which forms part of this superbly maintained Grade II listed former Victorian school conversion in Hackney. The interior designed split level accomodation is fully double glazed and briefly comprises to the ground floor an entrance hall, two double bedrooms each with fitted wardrobes and fully tiled luxury ensuite bathrooms whilst the first floor provides a reception room with plentiful space for dining and which is open plan to a fully fitted contemporary island kitchen with integrated Miele appliances, laundry area and a separate WC.

Academy Apartments, where residents have access to a paved courtyard garden with secure bicycle store is located at the southern end of Dalston Lane within comfortable walking distance of Hackney Downs (Greater Anglia and London Overground lines) station, pubs and restaurants whilst pleasant open space can be enjoyed in nearby Hackney Downs Park which during the summer months is home to plays and live music performances.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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48 Warwick Street Soho, London, W1B 5NL

Tel: 020 7287 4244 Email: management@parkerjamesestates.co.uk parkerjamesestates.co.uk