



38a St. Mark's Rise, London, E8 2NL

Offers In Excess Of £525,000

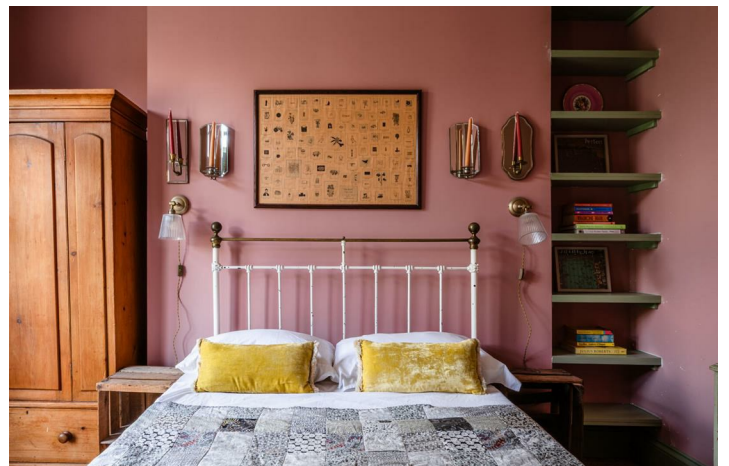
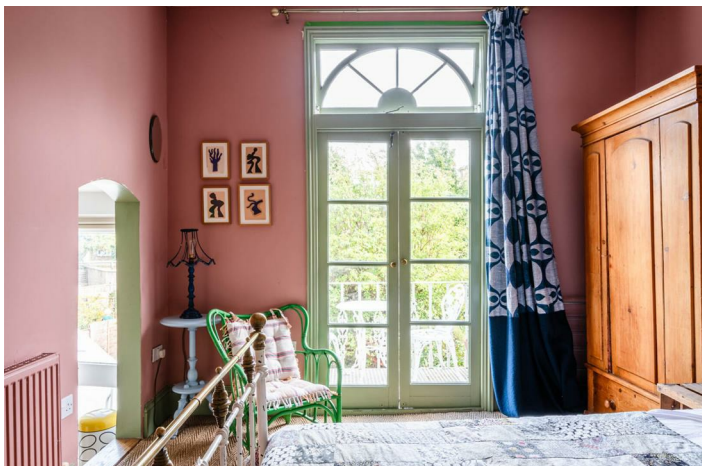
- Occupying the raised ground floor of a period Conversion
- 10ft high ceilings
- A cast iron balcony overlooking the garden from the bedroom
- Located close to the vibrant life of Dalston, Hackney and Stoke Newington
- Private garden with summer house
- Original Wooden flooring
- Large bay windows in the living space

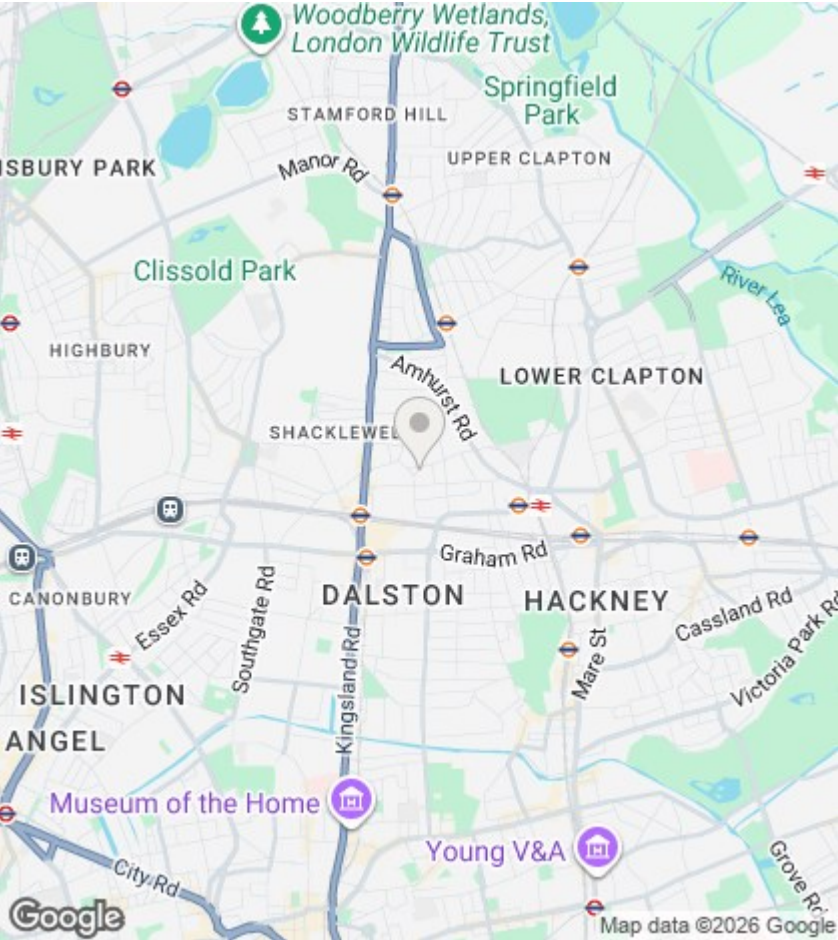
38a St. Mark's Rise, London E8 2NL

Blakestanley are pleased to offer to the market this characterful one bedroom garden flat within a period conversion. It comprises a bright and airy reception room with working fireplace and large bay window, a separate kitchen, a double bedroom with an Edwardian-style cast iron balcony looking over the garden, a three piece bathroom suite and plenty of storage. The property also benefits from original wooden flooring, high ceilings of 10ft and a wealth of light. It has its own south facing private, mature garden featuring a quaint summer house with electricity supply at the rear, providing potential for a separate home office. Excellently located close to the vibrant life of Dalston, Hackney and Stoke Newington, offering various bars, cafés and restaurants, as well as the open spaces of Hackney Downs and London Fields. Located a short walk away from numerous transport links all putting the City and beyond in easy reach.



Council Tax Band: C





Directions

Viewings

Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

EPC Rating:

Energy Efficiency 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		
England & Wales		EU Directive 2002/91/EC

