



St. Mark's Rise, London, E8

Asking Price £240,000



Tenure: Leasehold



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DESCRIPTION

Offered to the market chain free and set within this period conversion on St Marks Rise, E8, is this well presented studio apartment measuring approximately 301 sq ft / 28 sq m. The property benefits from a bright and spacious studio room, separate fitted kitchen and a modern shower room.

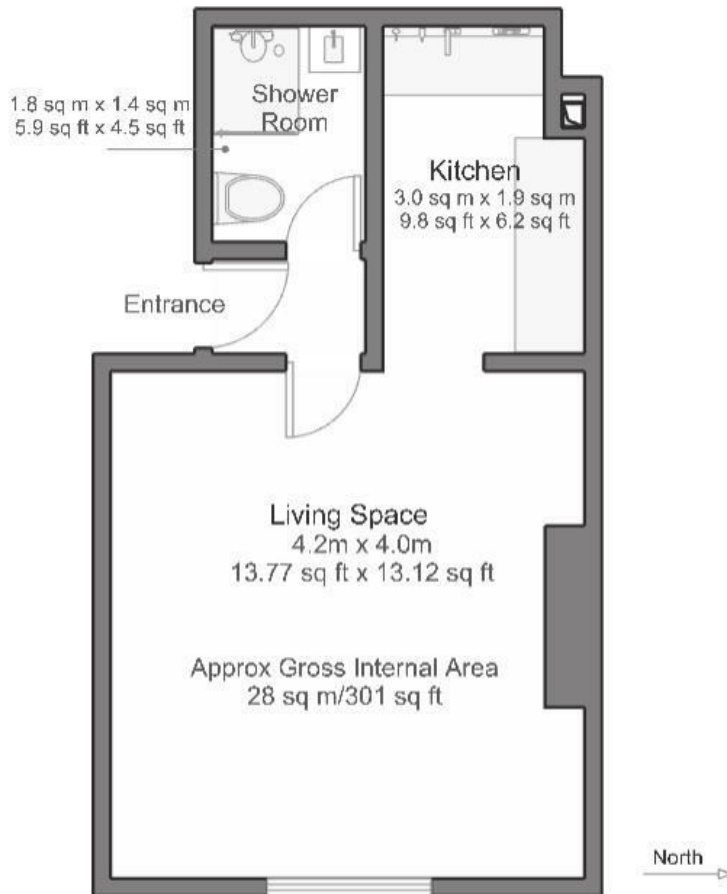
The apartment offers well proportioned living space with high ceilings, large windows allowing for plenty of natural light and wood flooring throughout. The kitchen is fitted with a range of wall and base units, whilst the shower room has been finished in a contemporary style.

St Marks Rise is conveniently positioned for the many bars, restaurants, coffee shops and local amenities of Dalston, Hackney Downs and London Fields.

Transport links are excellent and include Dalston Junction and Dalston Kingsland Stations (Overground), Hackney Downs Station, along with a variety of bus routes providing direct access into The City and West End.



Council Tax: B



This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan,
 please check dimensions, shapes and compass bearings before making decisions
 reliant upon them.

Viewing

Please contact our Hunters Stoke Newington Office on 020 7249 7499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16 0UL

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		81	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	72		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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