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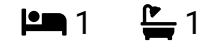
@ alex.cabral@exp.uk.com

alexbritezcabral.exp.uk.com

07774 123 444

## Dalston Lane, London, E8

Guide Price £420,000



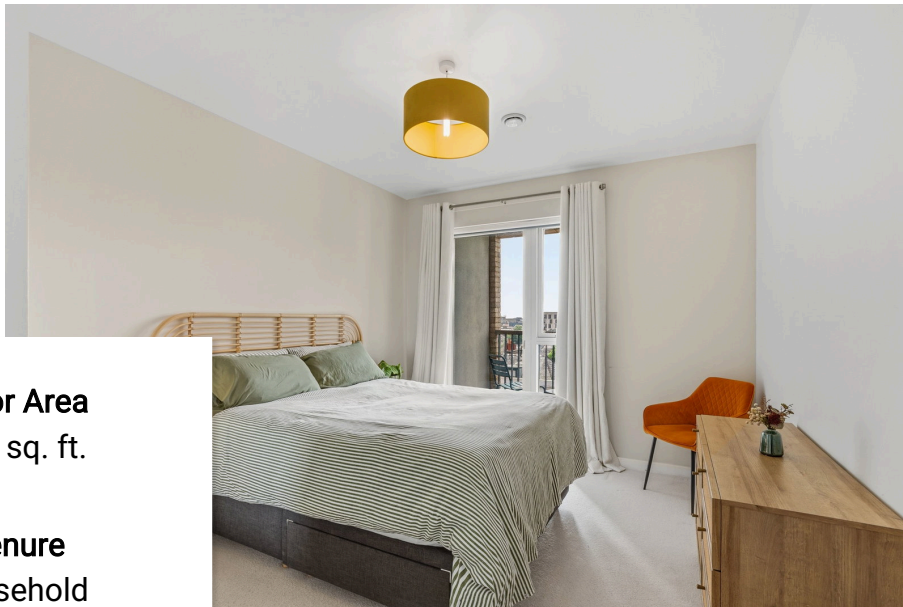
Quote AB0697

Guide Price - £420,000

An exceptionally well presented one bedroom apartment in the heart of Hackney. Set within the popular Atkins Square development, the property is offered chain free and boasts 553 sq ft of well-designed living space, an upgraded modern integrated kitchen, and a generous south-facing private balcony. There is also an on site residents gym and secure bicycle storage. The property is Ideally located close to Hackney Downs and Hackney Central stations (Overground), with easy access to the lively amenities of Hackney, Dalston, and beyond.

Viewing is highly recommended.





**Floor Area**  
553 sq. ft.

**Tenure**  
Leasehold

**Service Charge**  
£2659 per annum

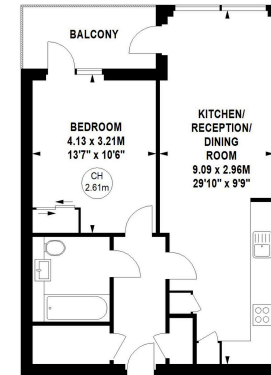
**Ground Rent**  
£300 per annum



**Atkins Square, E8**  
Approximate gross internal area  
51.37 sq m / 553 sq ft



Key :  
CH - Ceiling Height



**Fourth Floor**

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	