



## Queen Margarets Grove

Dalston, N1

£399,950

Leasehold

Bright and airy top floor flat set within this low rise block located on a tree-lined street between Newington Green and Dalston, with local bars and restaurants close by. The flat boasts a bright southerly aspect reception room, an enclosed balcony and two good size bedrooms with fitted cupboards. There are multiple local bus routes from nearby Newington Green, with Canonbury and Dalston Kingsland stations within easy reach.

- Offered chain free
- Utility area
- Close to Dalston Kingsland Overground station
- Local amenities a short distance away
- Two double bedrooms
- Good storage provision
- Superb location
- Good transport links
- Council Tax: Band C

### Viewing

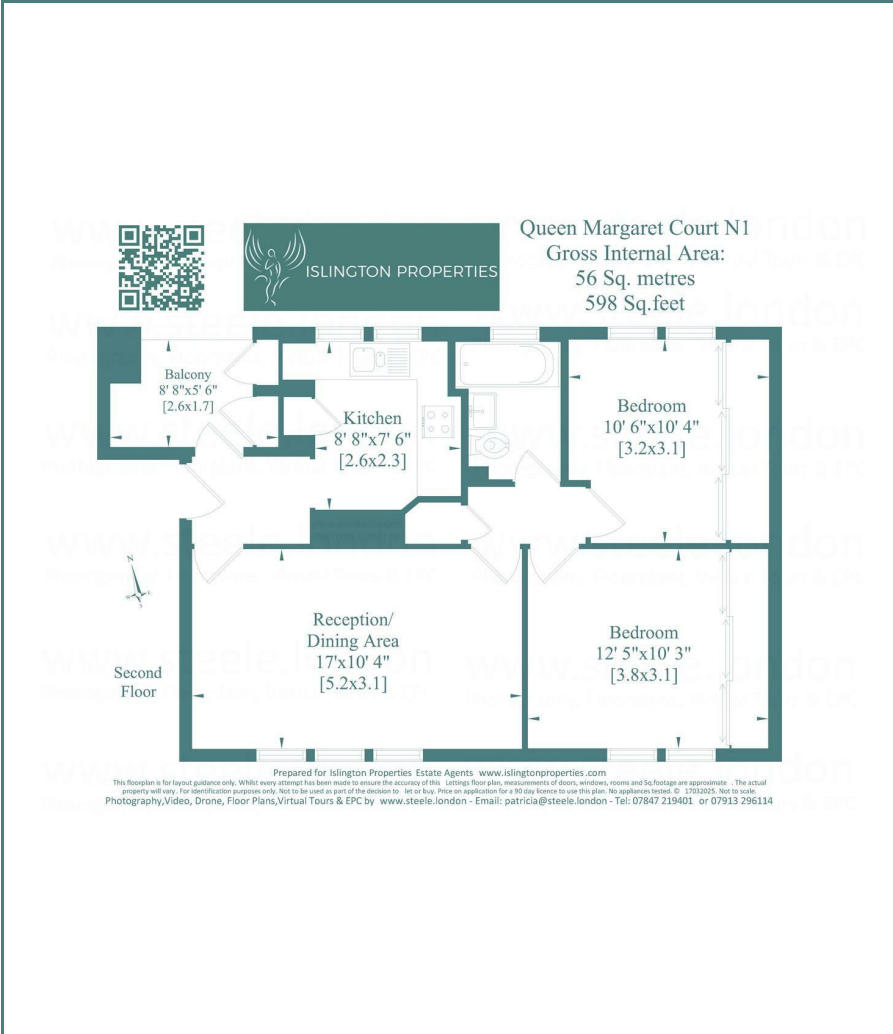
Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



**Additional Information**

Lease Term: 93 years  
 Service Charge: £1,701.69  
 Service charge review: Annually  
 Ground Rent: £10  
 Ground rent review: None  
 Heating: Gas mains  
 Electricity: Mains  
 Water: Mains  
 Sewerage: Main Drain  
 Broadband: Predicted Standard, Superfast & Ultrafast (Ofcom)  
 Mobile: Predicted likely voice for EE, Three, O2, limited voice for Vodafone (Ofcom)  
 Parking: Residential street parking permit via the local authority

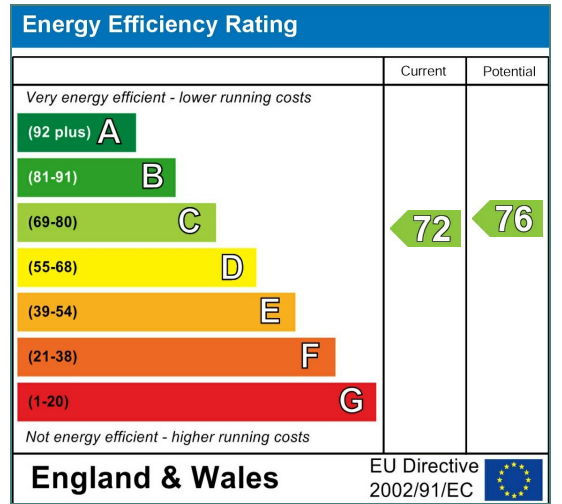
**Floor Plan**



**Area Map**



**Energy Efficiency Graph**



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