



ABRAHAM HOUSE, ROSEBERRY PLACE, LONDON, E8
£625,000 LEASEHOLD

OUTSTANDING TWO BEDROOM, TWO BATHROOM APARTMENT WITH PRIVATE BALCONY

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

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DESCRIPTION:

An outstanding two double bedroom, two-bathroom apartment with vast private balcony, situated on the first floor of a popular and sought after Modern Development within Dalston Square. This impressive property spans 990 Sq. ft, and is both bright, spacious and practical comprising; an expansive, open plan kitchen & reception room which provides access to the private balcony, master bedroom providing access to a Contemporary En-Suite Bathroom, a further large double bedroom and a family bathroom suite. The development itself benefits from a number of additional amenities including; On Site residents' gym, communal roof garden, 24-hour concierge, as well as bicycle storage.

Abraham House is situated in Dalston Square, which is brilliantly located in Dalston, an area full of interesting places to eat and drink, including the authentic Ridley Road market, roof top bars, brasseries and even an independent cinema. Also, within close proximity to London Fields. For transport links Dalston Junction and Dalston Kingsland Overground stations are only moments away, taking you into Shoreditch and central London in minutes, with a vast array of buses which are available on Kingsland Road taking you into the City.

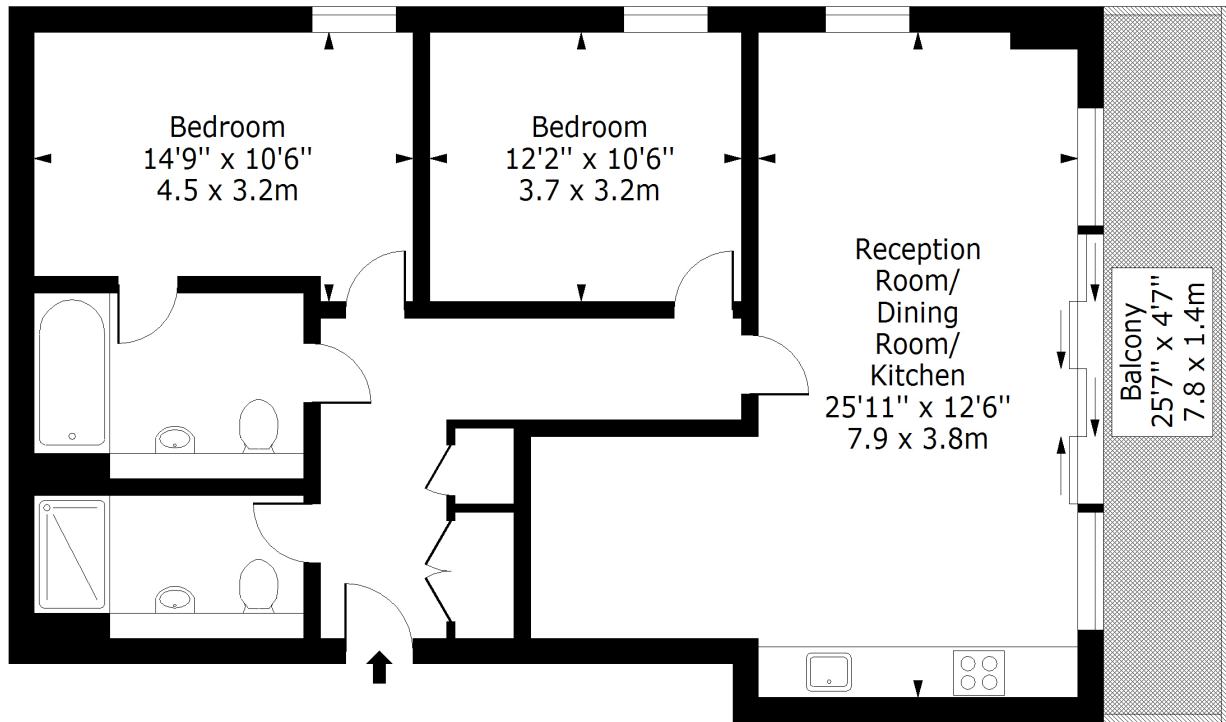
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Roseberry Place, E8

Approx. Gross Internal Area 990 Sq Ft - 91.97 Sq M (Excluding Balcony)
 Approx. Gross Internal Area 1108 Sq Ft - 102.93 Sq M (Including balcony)



First Floor

Floor Area 990 Sq Ft - 91.97 Sq M

For Illustration Purposes Only - Not To Scale
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92) | A | | |
| (81-91) | B | | |
| (69-80) | C | 78 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-58) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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See things differently

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