



ATKINS SQUARE, DALSTON LANE, LONDON, E8
£700,000 LEASEHOLD

SUPERB THREE DOUBLE BEDROOM APARTMENT LOCATED ON DALSTON LANE.

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DESCRIPTION:

A superb three double bedroom modern apartment located on Dalston Lane in the popular Atkins Square development. Offered to the market chain free, the apartment is on one level, with lift access, situated on the second floor. The property offers a bright and spacious contemporary kitchen/reception area, enhanced by large windows that allow for plenty of natural light, and direct access to a private terrace, perfect for morning coffee.

The accommodation comprises of three well-proportioned double bedrooms, one of which has access to it's own en-suite, a recently refurbished bathroom suite and internal utility cupboard complete the layout.

Further benefits include access to a residents' gym and communal gardens within the development.

The apartment is moments from the vibrant shops, cafés, and restaurants of Hackney Central, the popular parks of London Fields and Hackney Downs are within walking distance. Ideally positioned for excellent transport links via Hackney Downs and Hackney Central Overground stations, providing easy connections to the City, West End and beyond.

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Atkins Square, Dalston Lane, E8 Approx. Gross Internal Floor Area 1003 sq. ft / 93.22 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC230544>

Tenure: Leasehold

Term: 111 year and 11 months

Service Charge: £2880 per annum

Ground Rent: £ TBC

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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