



**MARLEY HOUSE, ROSEBERRY PLACE, LONDON, E8
OFFERS IN EXCESS OF £700,000 LEASEHOLD**

A FANTASTIC THREE DOUBLE BEDROOM APARTMENT WITH A LARGER THAN AVERAGE PRIVATE TERRACE

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DESCRIPTION:

An outstanding three double bedroom, two-bathroom apartment with a vast private balcony, situated in the popular and sought after Modern Development within Dalston Square. This impressive property spans in excess of 1,000 sq. ft, and is both bright and spacious. Comprising of an expansive, open plan kitchen & reception room which provides access to the winter garden leading onto a much larger than average private terrace. The master bedroom benefits from an en-suite Bathroom, two further large double bedrooms and a family bathroom suite.

Situated in the highly desirable Dalston Square with close proximity to fantastic shops, cafes, restaurants and London Fields. Dalston Junction and Dalston Kingsland Overground stations are only moments away, taking you into Shoreditch and central London within minutes, with a vast array of buses which are available on Kingsland Road taking you into the City.

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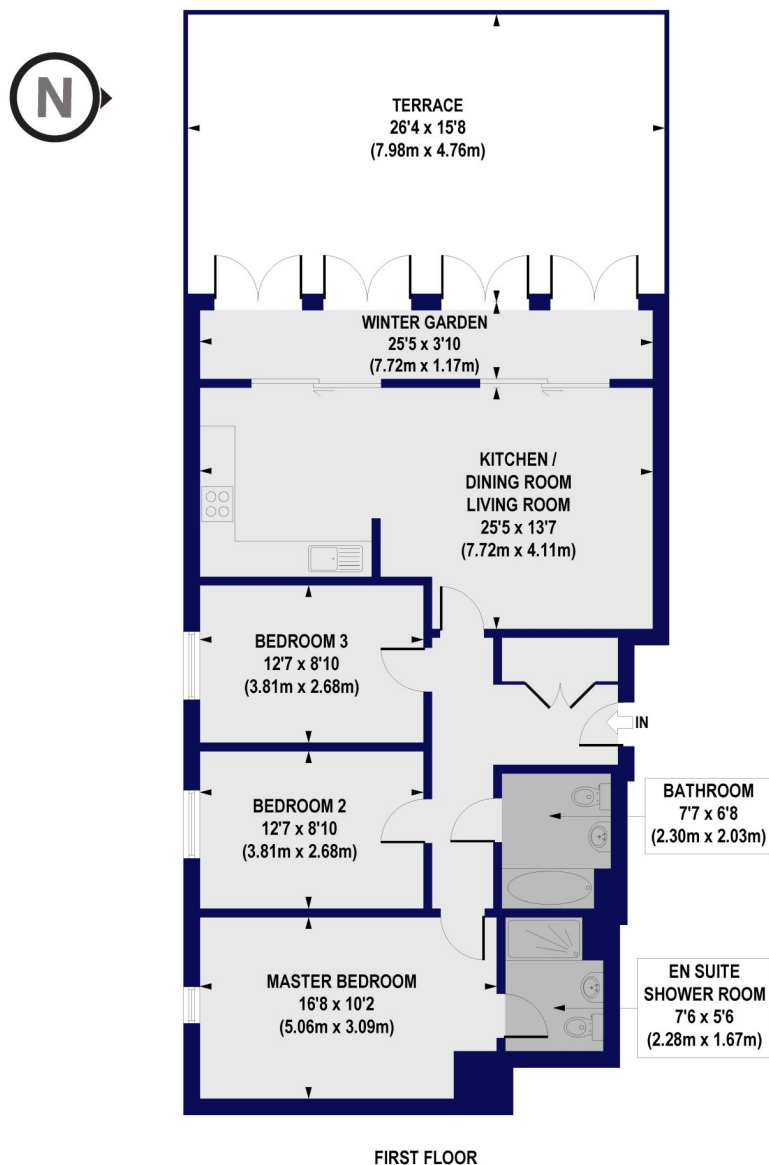


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Marley House, Roseberry Place, E8

Approx. Gross Internal Floor Area 1026 sq. ft / 95.35 sq. m (Including Winter Garden)

Approx. Gross Internal Floor Area 917 sq. ft / 85.16 sq. m (Excluding Winter Garden)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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