



FLAT 19, ATKINS SQUARE, DALSTON LANE, LONDON, E8
£425,000 TO BE ADVISED

A CONTEMPORARY APARTMENT WITH PRIVATE BALCONY LOCATED IN ATKINS SQUARE.

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

Winkworth

winkworth.co.uk

See things differently



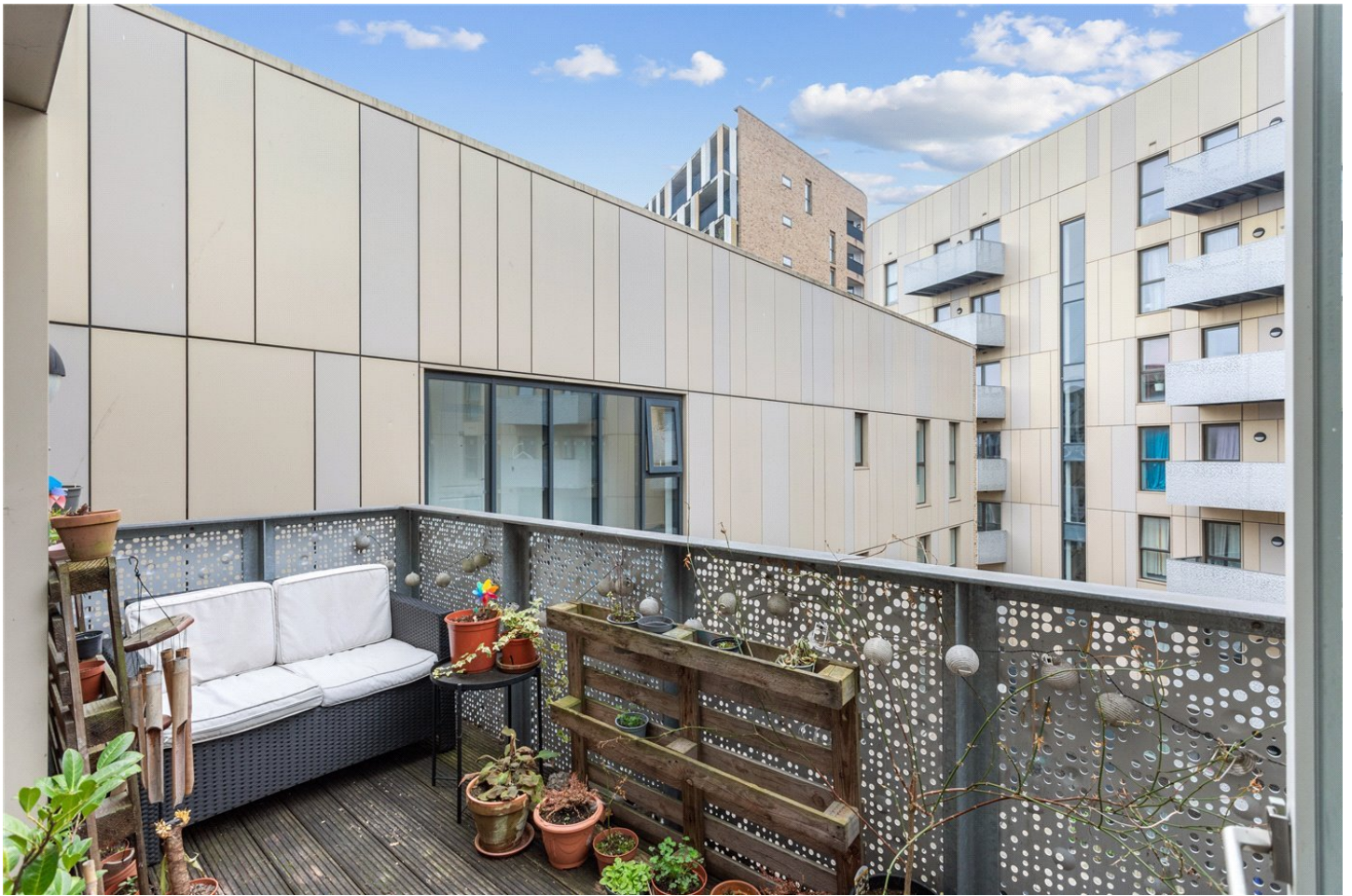
DESCRIPTION:

A stunning one double bedroom apartment in the highly sought after Atkins Square development. This outstanding property has neutral décor throughout and offers a large double bedroom, a spacious open plan living room, fully fitted kitchen with integrated units, a family bathroom suite, and private balcony. This property also has access to a resident's only gym, passenger lift and concierge.

Conveniently located close to a variety of local cafe's, bars, restaurants and local boutiques that Hackney has to offer. Mare Street is moments away as are the open green spaces of Hackney Downs and London Fields. The location offers a variety of convenient transport links into the City & West End, including the overground via Hackney Downs and Hackney Central, plus many well connected local bus routes.

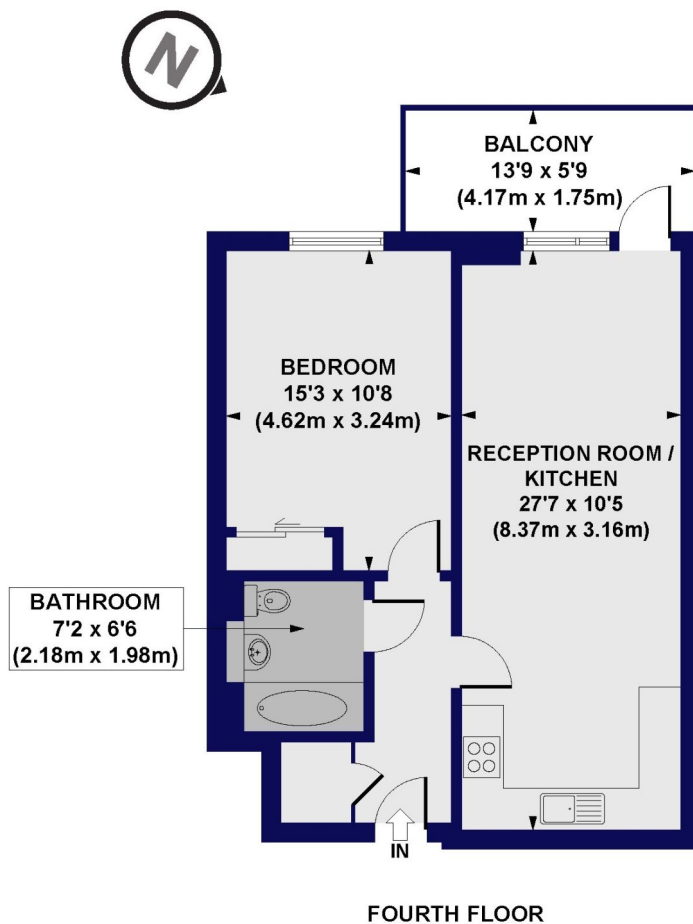
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

Winkworth



Winkworth

Atkins Square, Dalston Lane, E8
Approx. Gross Internal Floor Area 575 sq. ft / 53.44 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.

Winkworth

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		

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

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.