



ATKINS SQUARE, DALSTON LANE, LONDON, E8  
£415,000 LEASEHOLD

A CONTEMPORARY APARTMENT WITH  
PRIVATE BALCONY LOCATED IN ATKINS  
SQUARE.

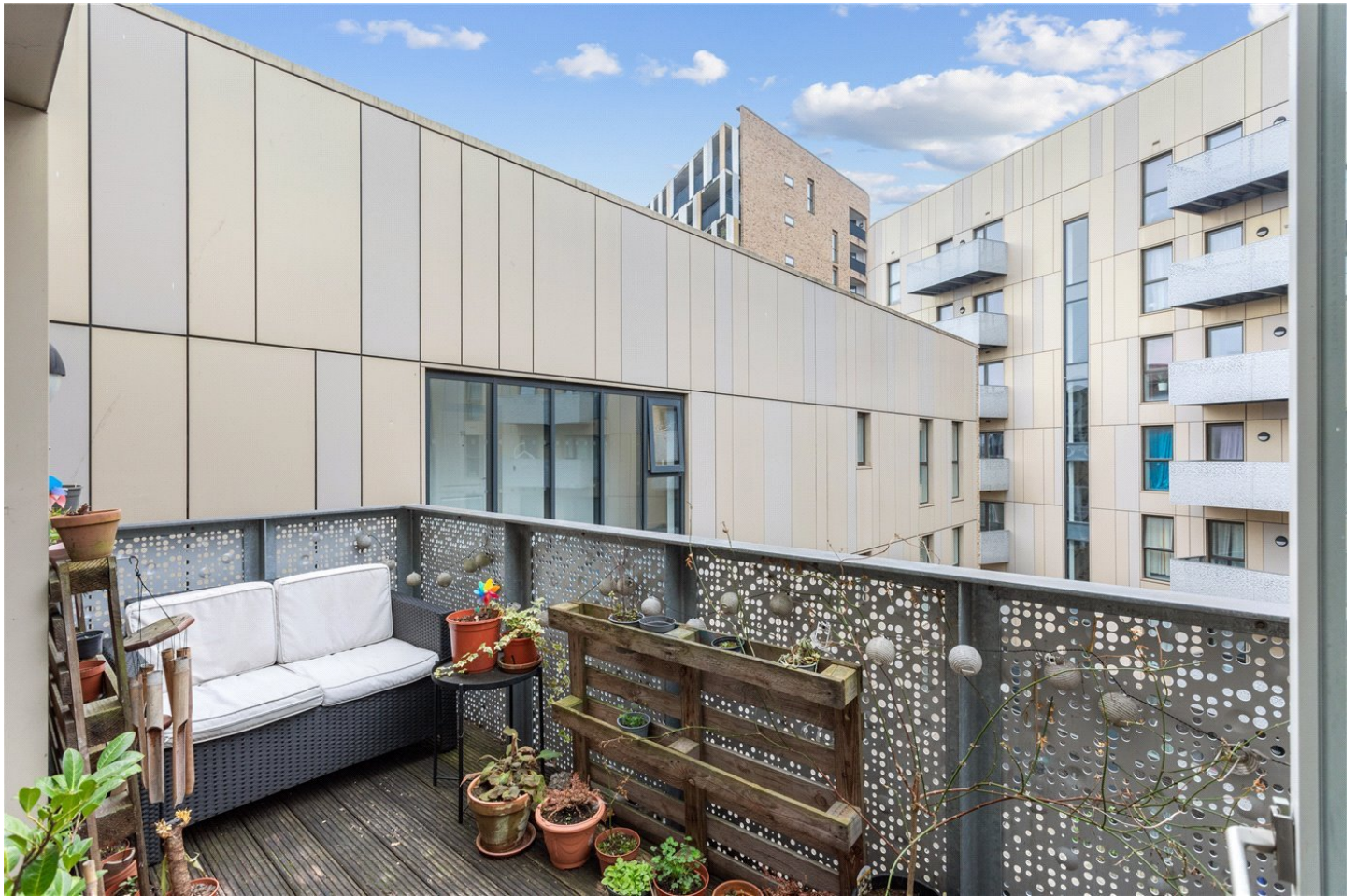
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## DESCRIPTION:

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.\*

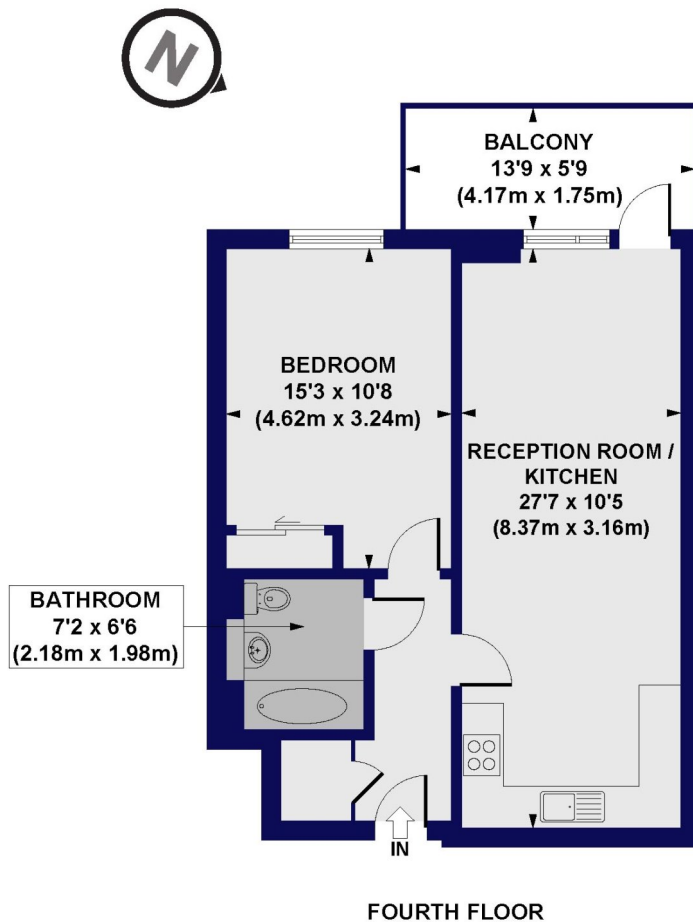
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**Atkins Square, Dalston Lane, E8**  
**Approx. Gross Internal Floor Area 575 sq. ft / 53.44 sq. m**



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.

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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) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

<https://www.winkworth.co.uk/sale/property/HAC250069>

**Tenure:** To be advised

**Term:** 0 year and 0 months

**Service Charge:** £2383.59 per annum

**Ground Rent:** £ 400 Annually (subject to increase)

**Council Tax Band:** C

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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