



**SLEDGE TOWER, DALSTON SQUARE, LONDON, E8**  
**£625,000 LEASEHOLD**

## **A TWO BEDROOM, TWO BATHROOM APARTMENT WITH A PRIVATE BALCONY IN THE HEART OF DALSTON**

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## DESCRIPTION:

This stylish first-floor two-bedroom, two-bathroom apartment, boasts approximately 735 sq ft of contemporary living space. Step inside to discover an inviting open plan kitchen and living room. The well-appointed kitchen features integrated appliances, providing a sleek and functional space.

This residence comprises two bedrooms and two bathrooms, with the master complete with an en-suite and built-in wardrobes, providing ample storage. The second bedroom is versatile and can be used as a guest room, home office, or whatever suits your lifestyle.

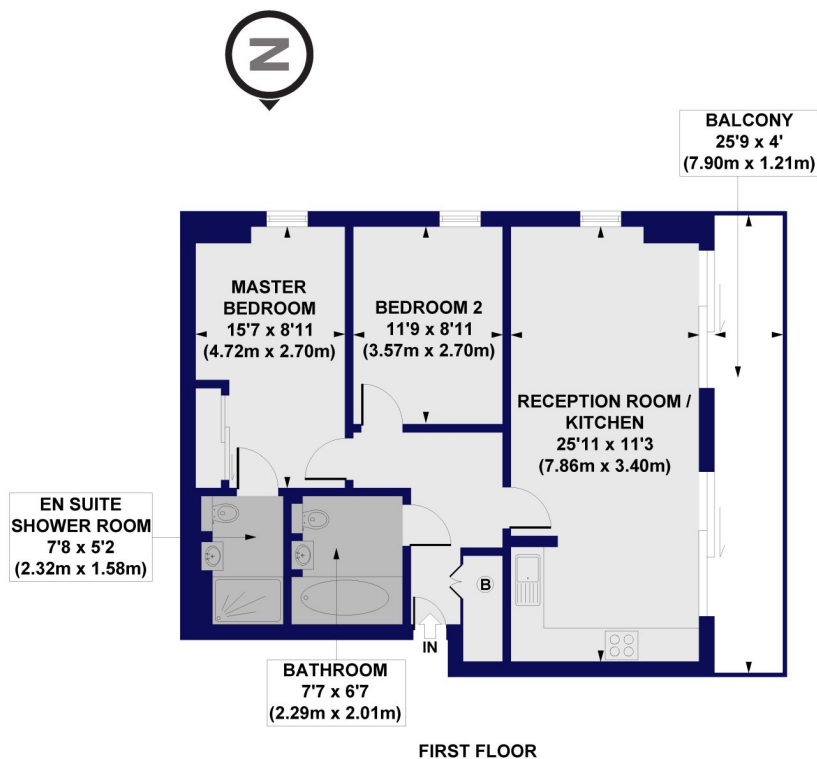
Beyond the confines of this modern abode lies the vibrant neighbourhood of Dalston, known for its eclectic atmosphere and diverse cultural offerings. Explore the local shops and boutiques, where you can discover unique treasures and fashionable finds. Indulge in the culinary delights of the area, with a myriad of cafes and restaurants serving up a tempting array of international cuisines. Convenience is key, and Sledge Tower is excellently positioned with easy access to a range of amenities. Enjoy nearby parks for leisurely strolls or picnics, and take advantage of the well-connected transport links, including Dalston Junction and Dalston Kingsland Overground stations, ensuring swift and easy connections to the rest of London.

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**Sledge Tower, Dalston Square, E8**  
 Approx. Gross Internal Floor Area 735 sq. ft / 68.28 sq. m



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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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