



**FLAT 50, SLEDGE TOWER, DALSTON SQUARE, LONDON, E8
OIEO £625,000 LEASEHOLD**

A TWO BEDROOM TWO BATHROOM APARTMENT WITH A PRIVATE BALCONY AND EXCEPTIONAL VIEWS

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DESCRIPTION:

This development has a valid EWS1 fire safety compliance certificate and is available to buyers requiring a mortgage

This modern two-bedroom apartment is situated within one of the most resurgent areas of East London. The apartment, located on the thirteenth floor of this modern development, boasts of two ample sized double bedrooms, an ensuite, a family bathroom, as well as a large balcony with spectacular views of the City and beyond. The flat also comprises of an open plan kitchen and living room area flooded with natural light, and is fitted integrated appliances, fridge/freezer, washing machine and dishwasher.

This secure building features a communal gymnasium and 24-hour concierge, and is just 0.1 miles from Dalston Junction, perfect for access to the central London. Close to independent cafés and stylish bars, this property would be ideal for working professionals and investors alike.

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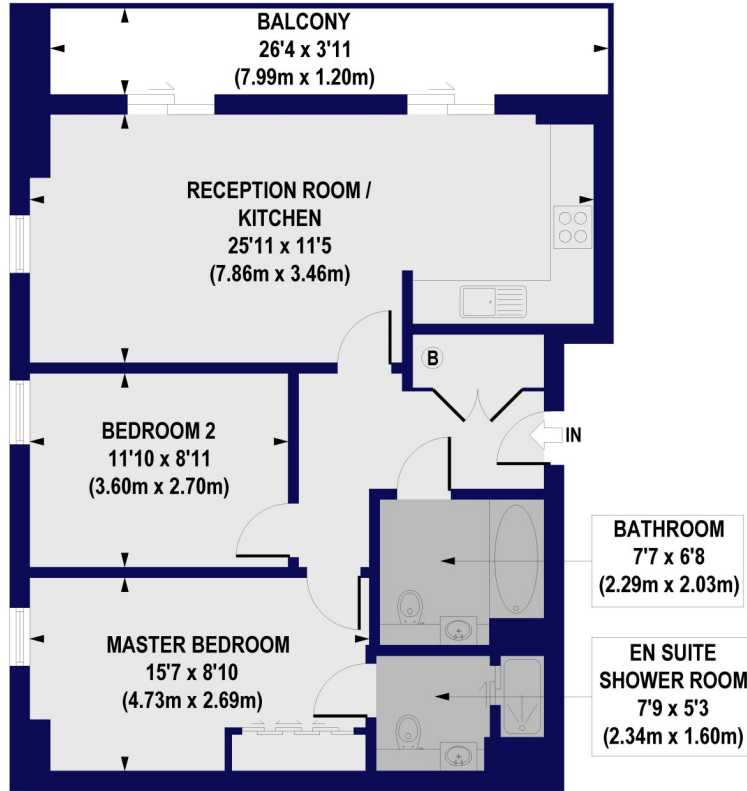


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Sledge Tower, Dalston Square, E8

Approx. Gross Internal Floor Area 717 sq. ft / 66.66 sq. m (Excluding Balcony)

Approx. Gross Internal Floor Area 821 sq. ft / 76.25 sq. m (Including Balcony)



THIRTEENTH FLOOR

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-)	A		
(81-91)	B		
(69-80)	C	77	77
(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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See things differently

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