

 — Guide Price £450,000 - £475,000

 — 4<sup>th</sup> Floor Apartment

 — 2 Bedrooms

 — 1 Bathroom

 — Circa 657 sqft

## Dunn Street, London, E8

A well-presented 2 bedroom apartment, situated on the fourth floor (with lift) of a small modern development of just 16 flats with the added benefit of a communal roof terrace. The lovely home is ideally located for all the shops and amenities of nearby Kingsland High Street plus Dalston Kingsland and Dalston Junction stations.



# Easthaus



Occupying an enviable corner location this lovely home comprises 2 double bedrooms, a double aspect open plan living and dining room, separate fitted kitchen and a family bathroom.

The apartment is neutrally decorated with engineered wood floor throughout the kitchen and living area.

A highlight is the communal roof terrace with far reaching City skyline views.

## Area

The area boasts endless cafés, bars and general amenities including The Dusty Knuckle Bakery, Mangal 1, The Shacklewell Arms, The Duke Wellington, The Victoria, Newcomer Wines, The Dalston Eastern Curve Garden, Little Duck The Picklery, The Rio Cinema, Dalston Superstore, Voodoo Rays and Allpress Dalston to name just a few!

Dalston Kingsland and Dalston Junction overground stations are just a short stroll away and there are a number of excellent bus routes along Kingsland Road. Dalston itself affords easy access into neighbouring Islington, Canonbury, Stoke Newington, Haggerston and Hackney Central, as well as the open green spaces of Hackney Downs and London Fields.

## Details

Tenure: Leasehold circa 109 years remaining

Service Charge: Circa £2,136pa

Ground Rent: Peppercorn

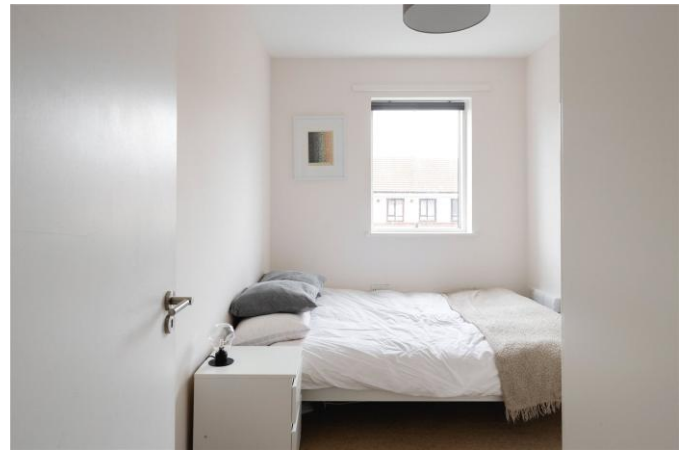
Council Tax: Hackney, Band D

EPC Rating: C

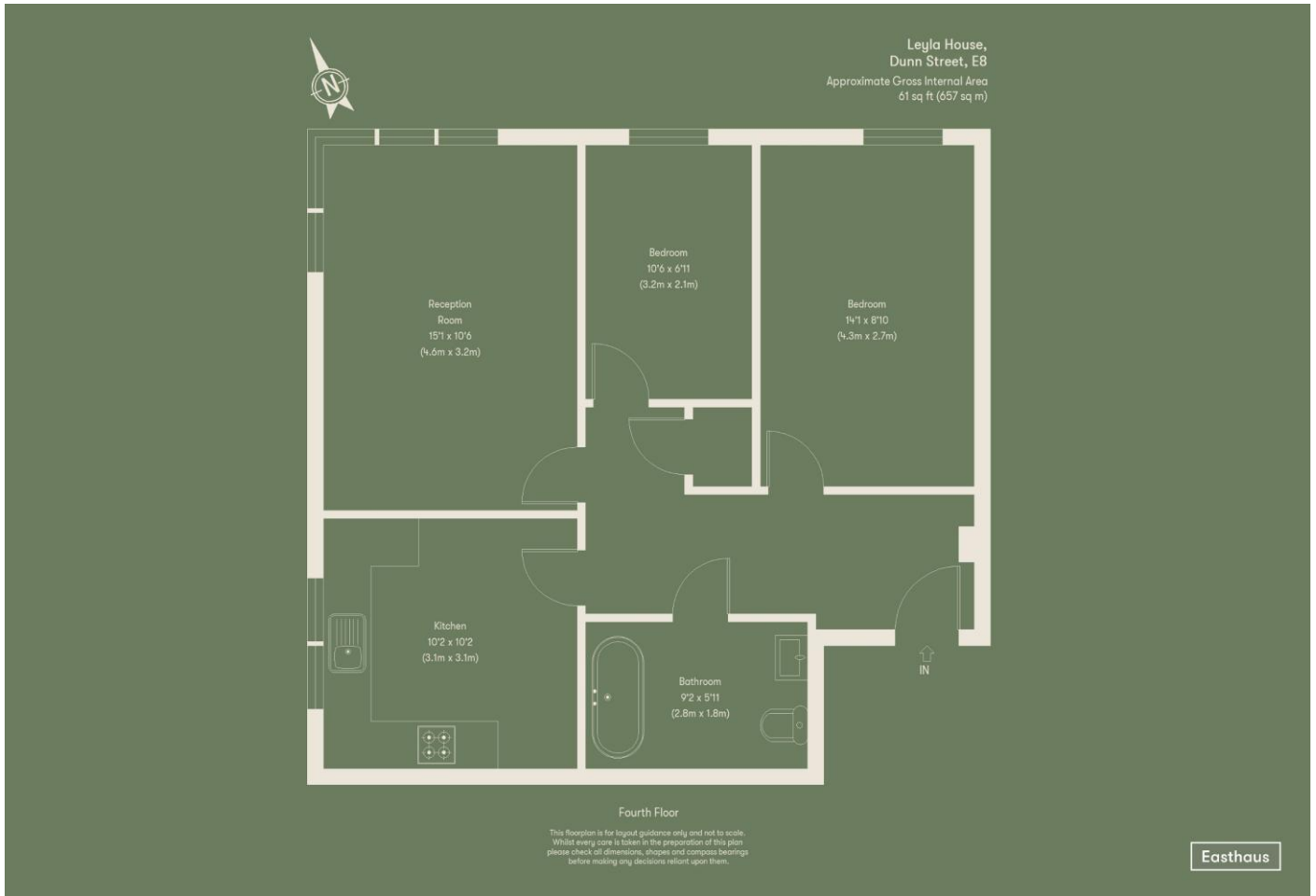




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