Colvestone Crescent, E8



Blakestanley are delighted to present to the market this one-bedroom apartment, situated in the heart of Dalston. Located on a quiet tree lined residential street, this raised ground floor property features a spacious double bedroom, bathed in natural light through a sash window, alongside an open plan reception/kitchen. Perfectly positioned to enjoy the many bars, restaurants, cafés and retail outlets in the vibrant Kingsland Road, while being a short walk away from Hackney Downs Park. Ideally located for highly rated schools. Commuting to The City and the rest of London is made easy with numerous bus links and a two-minute walk to Dalston Kingsland Overground Station. Available to the market chain-free.

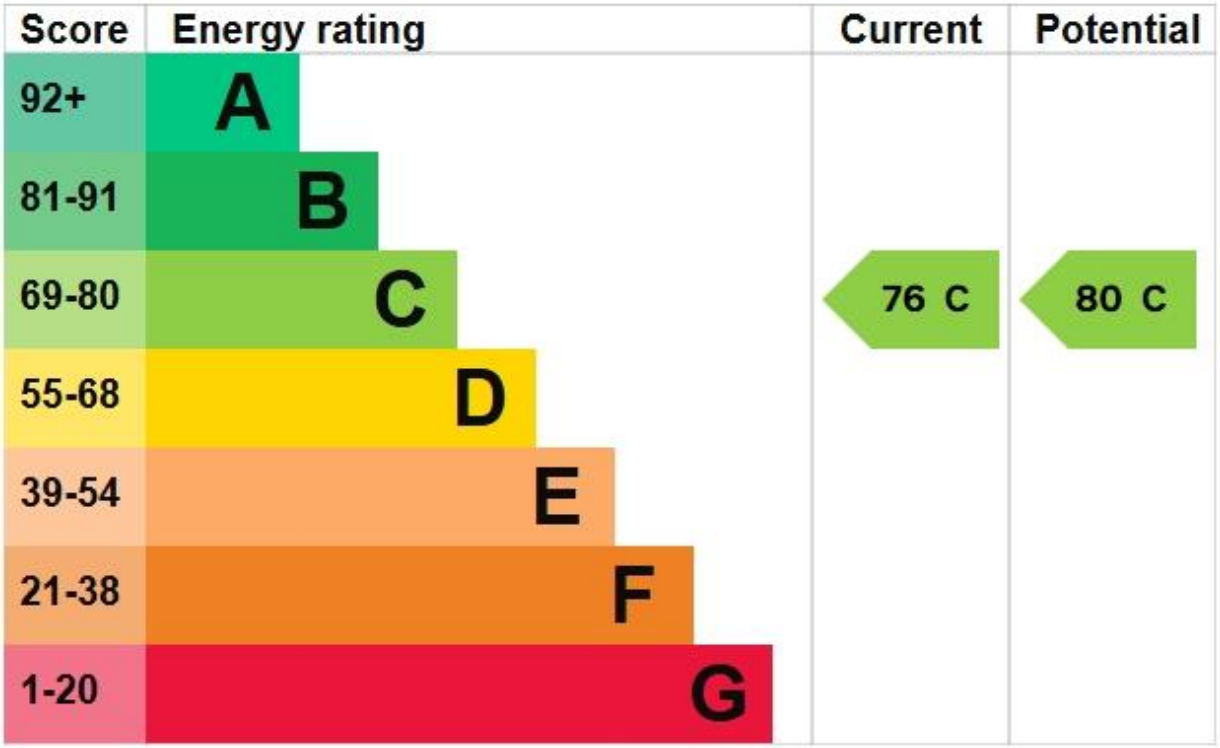
£385,000

Leasehold

KEY FEATURES

- Raised ground floor property
- One double bedroom apartment
- Bathed in natural light
- Short walk away from Hackney Downs Park
- Residential permit street parking
- Close to numerous amenities on Kingsland Road
- Close by to Dalston Kingsland & Dalston Junction Overground Stations
- Being sold chain free

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Leasehold – 110 years	(Advised by Vendor)
SERVICE CHARGE:	£101.56 p.a.	(Advised by Vendor)
GROUND RENT:	£250.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band B – £1,602.45 p.a.	(Advised by Vendor)
LOCAL AUTHORITY:	London Borough of Hackney	
VIEWING:	By appointment through Blakestanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.





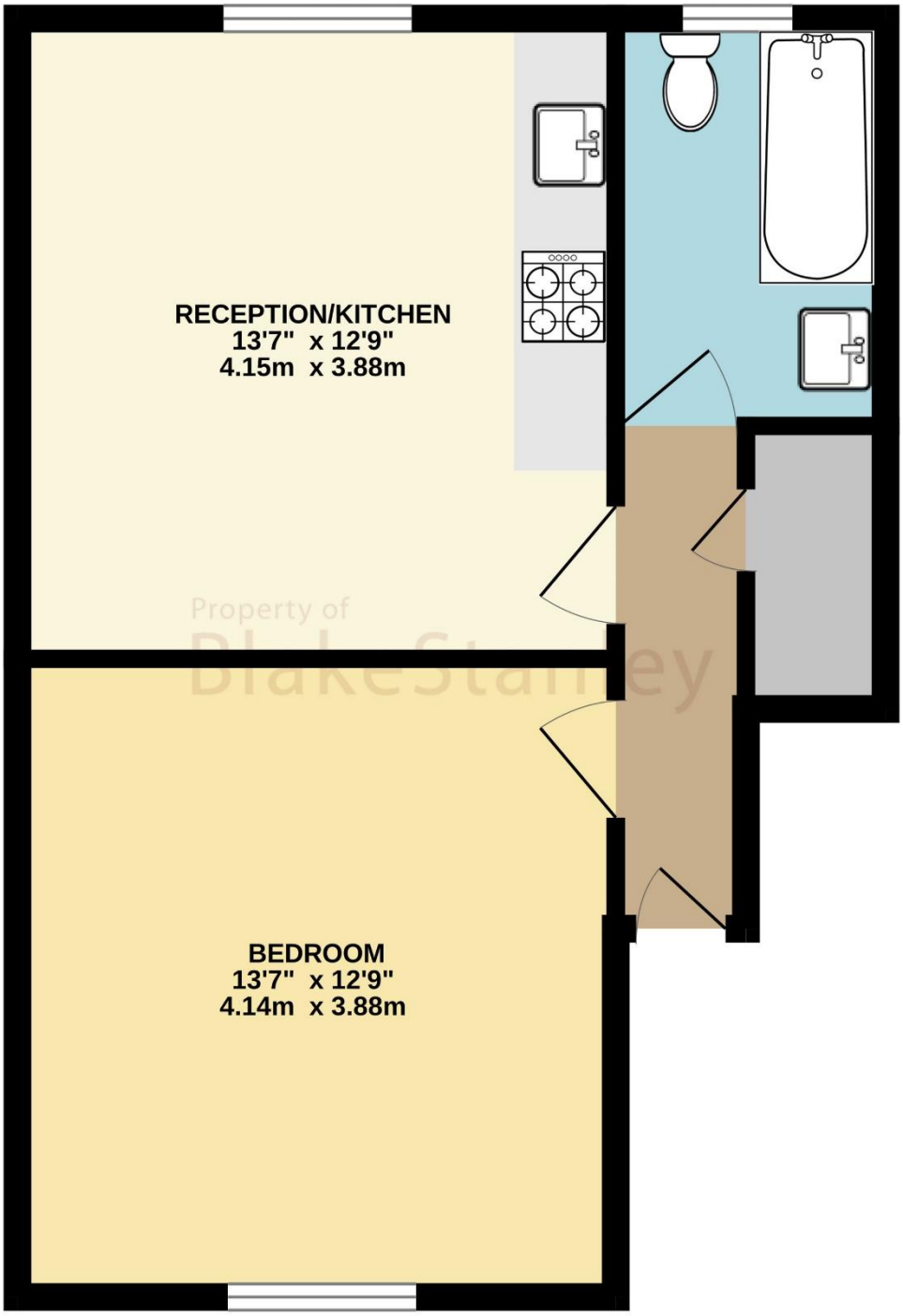








RAISED GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



Property of
BlakeStanley

TOTAL FLOOR AREA : 444 sq.ft. (41.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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