

Emma's

ESTATE AGENTS

Est. 1995



Flat 6, 3 - 5 Kingsland High Street, London, E8 2JS

A beautiful, recently developed one bedroom, one bathroom flat with a large private balcony, large windows and high ceilings decorated throughout with tasteful modern decor, fixtures and fittings. The flat is located meters from Dalston Junction Tube Station.

- Wooden floors throughout
- Neutral modern decor, fixtures and fittings
- Meters from Dalston Junction Tube Station
- Unfurnished
- No parking available
- Locked, internal bike storage
- Large private balcony
- Second floor (no lift)

£1,700 Per Calendar Month



— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
41.88 sqm / 450.79 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, balconies, etc.
40.05 sqm / 431.09 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
15.08 sqm / 162.32 sqft

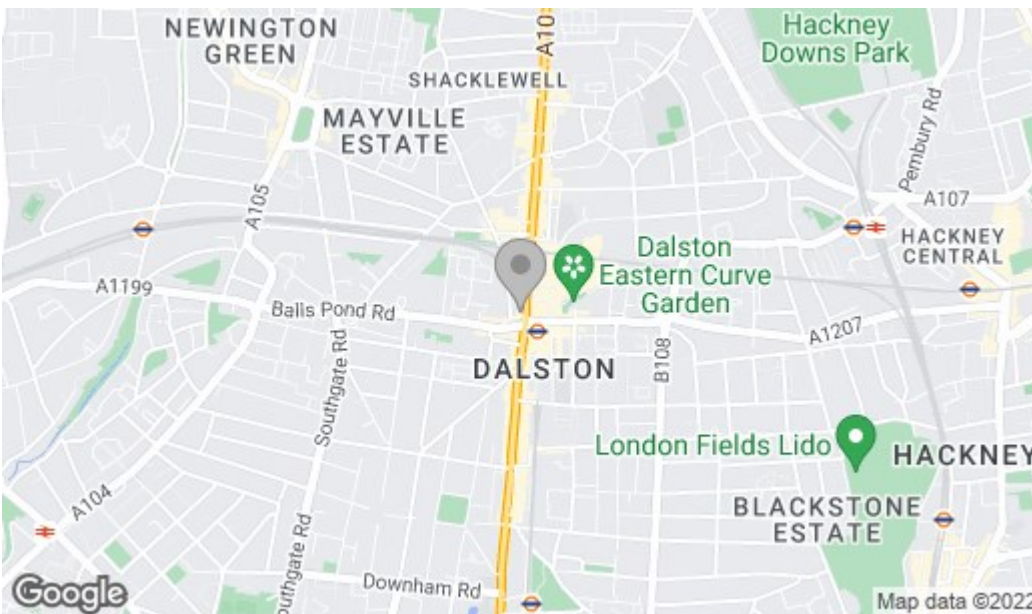
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.73 sqm / 7.86 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 56.96 sqm / 613.11 sqft
IPMS 3C RESIDENTIAL 55.31 sqm / 595.35 sqft

WPC ID: 62fa0bf79a40cd0e3fa82d5d



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

68 Streatham Hill, London, SW2 4RD

Tel: 0208 677 6608 ~ Email: mail@emmasestateagents.co.uk

VAT No: 248 9798 28 ~ Company Registered in England and Wales No. 10219095