

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)
41.88 sqm / 450.79 sqft

NET INTERNAL AREA (NIA)
40.05 sqm / 431.09 sqft

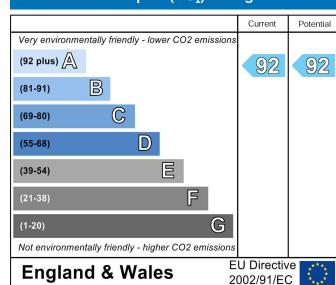
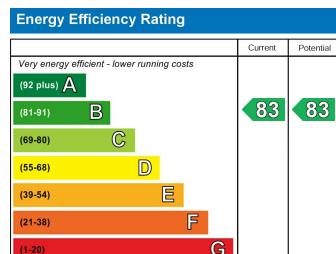
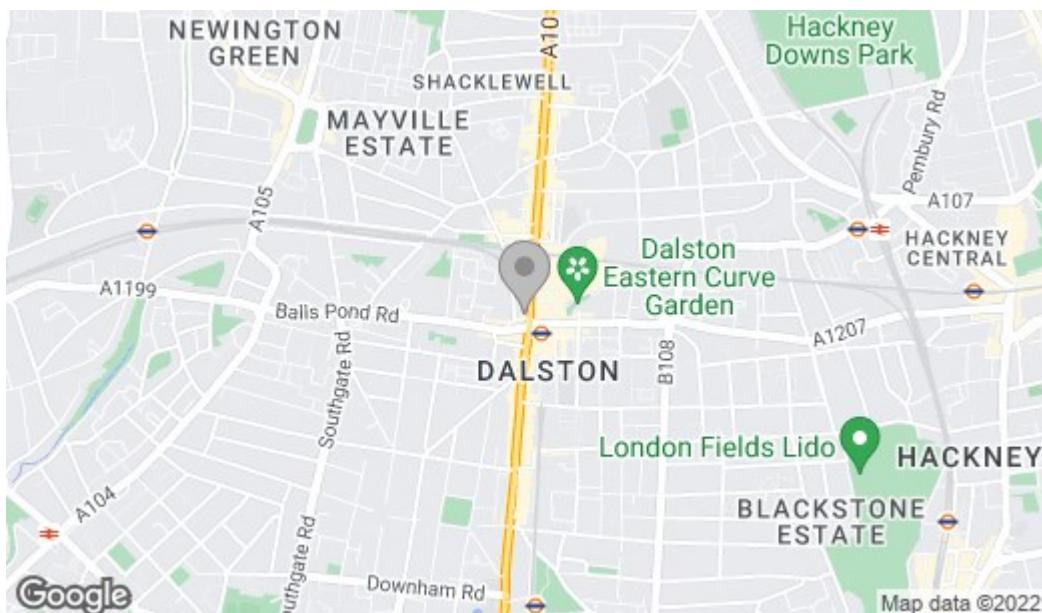
EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
15.08 sqm / 162.32 sqft

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



Spac Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plots 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: 58.96 sqm / 613.11 sqft
IPMS 3C RESIDENTIAL: 55.31 sqm / 595.33 sqft
SPAC ID: 62fa0bf79a40c00e3fa82d5d



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