



**93 Dance Square, London**

**£595,000 Leasehold**



# 93 Dance Square, London

326 Mare Street, Hackney, London, E8  
1HA

0208 510 0808  
[www.kings-group.net](http://www.kings-group.net)

- Two Bedroom Flat
- Second Floor
- Lease: 100+ Years
- Balcony
- Open Plan Kitchen/Living Room
- Chain Free
- Concierge
- Storage Space Throughout
- 0.4 Miles To Old Street Station (Northern Line)
- EPC Rating : B

Kings Group are delighted to present this modern two bedroom apartment located within walking distance to Old Street Station. The property benefits from a large open plan living area with modern fitted kitchen leading to private balcony over looking a luxurious communal garden, two double bedrooms, three piece family Shower suite and storage space in abundance. The apartment is located on the second floor (Lift Access) and further benefits from a 24 hour concierge service.

The property is walking distance to Old Street, Shoreditch and the City Of London. Dance Square is very well connected and located via Pear Tree Street which is east of Goswell Road and runs Through to Central Street. The property is approximately 10 minutes walk to Old Street Underground Station (Northern line and Mainline services to Hertfordshire) and is also closely located to Barbican (Hammersmith and City, Metropolitan and Circle lines).

Council Tax Band F

Lease - 113 Years Remaining

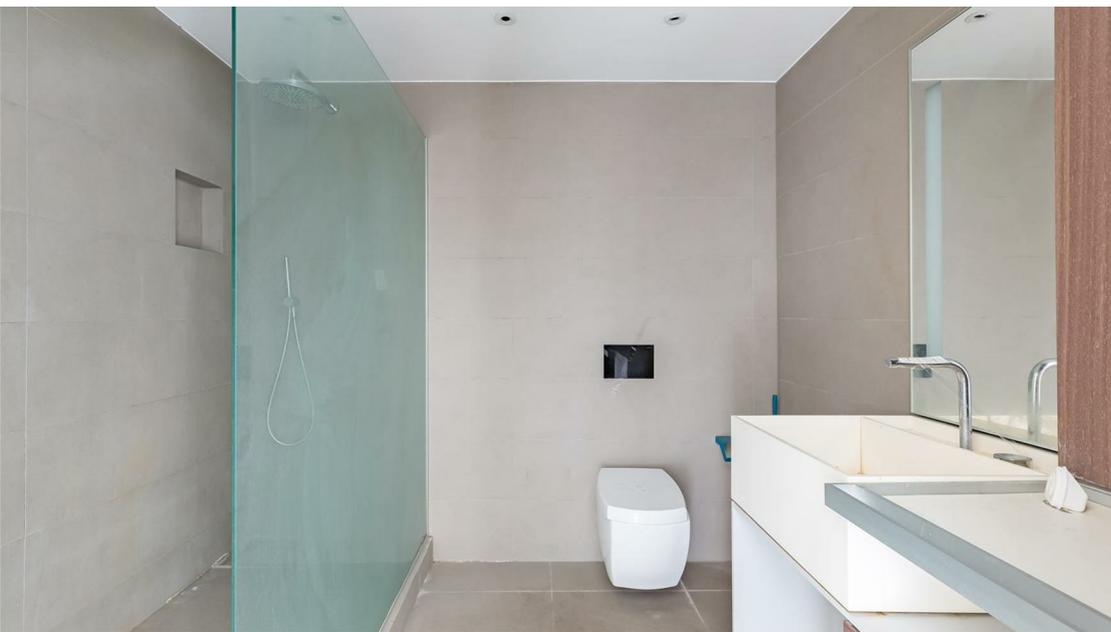
Ground Rent - Awaiting

Service Charge - £258.89 Per Month

Flood Risk - Rivers & Seas: Very Low, Surface Water:  
High



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



326 Mare Street, Hackney, London, E8  
1HA

0208 510 0808  
[www.kings-group.net](http://www.kings-group.net)



[Zoopla.co.uk](http://Zoopla.co.uk)



[rightmove.co.uk](http://rightmove.co.uk)  
The UK's number one property website

