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326 Mare Street
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8 Roseberry Place, London, E8 3DD
Asking Price £350,000

*****CASH BUYERS ONLY*****

Kings Group are now in receipt of an offer for the sum of £340,000 for 5 Joplin House, Roseberry Place, London, E8 3DD. Anyone wishing to place an offer on this property should contact Kings Group before exchange of contracts.

Kings Group are proud to present this **WONDERFULLY – PRESENTED ONE BEDROOM PURPOSE BUILT - FLAT** located in the **DALSTON AREA**. This property comprises of an **OPEN PLAN LOUNGE & FULLY INTEGRATED KITCHEN** with access to **LARGE BALCONY**, a double bedroom and a bathroom. The property is generously proportioned with an abundance of storage and benefits from **DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING**. This property would be excellent for a first time buyer or buy to let investor.

This property is very close to the ever popular Kingsland Road in Hackney offering a multitude of local amenities, places to eat and to shop, as well as bars and restaurants to enjoy. Transport is also not an issue here as you have Dalston Junction, Dalston Kingsland and Haggerston Train Stations all within half a mile, as well as bus routes to multiple locations.

Early viewing is recommended so call now to arrange your viewing!

The Energy Performance Certificate Rating is 85.”

Hallway

Doors to:-

Open Plan Lounge/ Kitchen
25'7" x 11'2" (7.81m x 3.42m)

Double glazed window to side aspect, double radiator, laminate flooring, a range of base and wall units with granite effect roll top work surfaces, integrated electric cooker, integrated extractor, sink and drainer unit, integrated fridge freezer, integrated dishwasher, double glazed patio doors leading to the balcony, phone point, TV aerial point and power points.

Bedroom
12'5" x 13'5" (3.80m x 4.10m)

Double glazed window to side aspect, double radiator, carpeted flooring, fitted wardrobe and power points.

Bathroom

Part tiled walls, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with mixer tap and thermostatically controlled shower attachment, wash hand basin with vanity unit under and low level WC.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
England & Wales	EU Directive 2002/91/EC	

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, walling, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here have not been tested and no guarantee is given for their operation, or efficiency, or for their condition.

