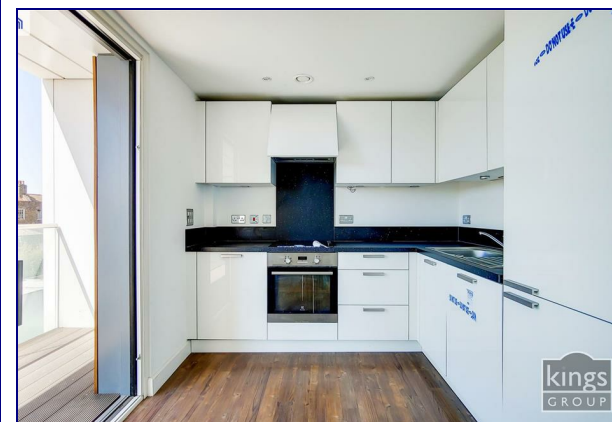
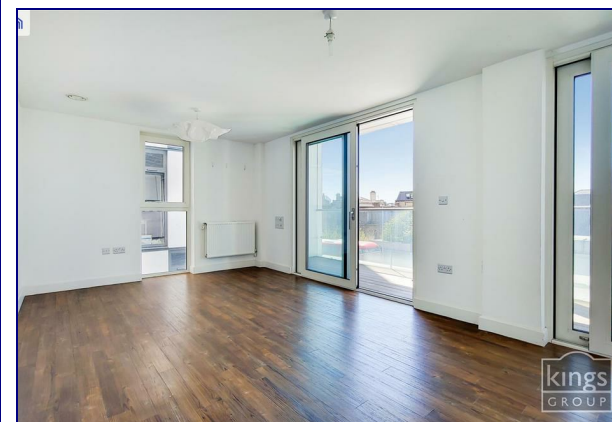




www.kings-group.net

326 Mare Street
London E8 1HA
Tel: 0208 510 0808

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.

