



www.kings-group.net

488 Bethnal Green Road

London E2 0EA

Tel: 0207 613 2121

Dalston Lane, London, E8 1NG



£2,600 Per Month

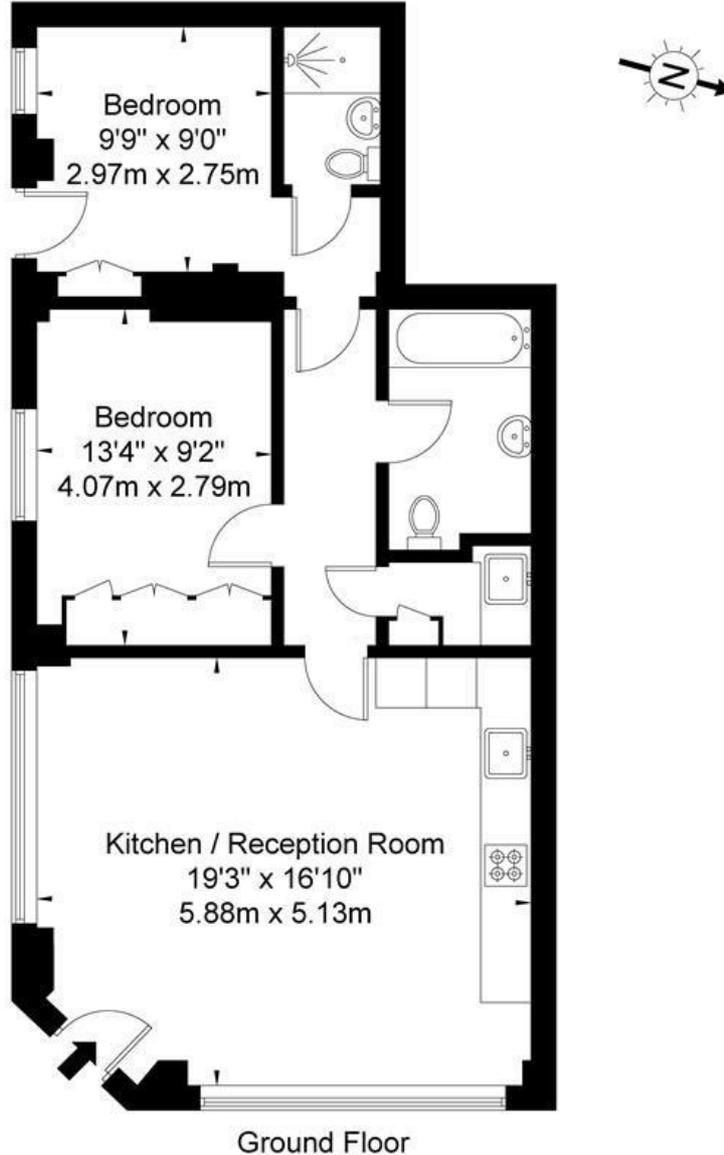
This well-proportioned bright and airy flat enjoying its own private entrance, exceptional ceiling heights, sash windows and modern fixtures and fittings. Composed of a reception hall, a fitted kitchen/diner with some integrated appliances, a bright living/entertaining space, two double bedrooms, with a en suite bathroom.

Convenient location being close to the refreshing green spaces of London Fields, Ridley Road, Kingsland High Street and a host of transport links including Dalston Junction and Hackney Downs Overground Station.



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Approx Gross Internal Area = 68.4 sq m / 736 sq ft



Ground Floor

Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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		



Associated Offices in London, Essex and Hertfordshire

Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

