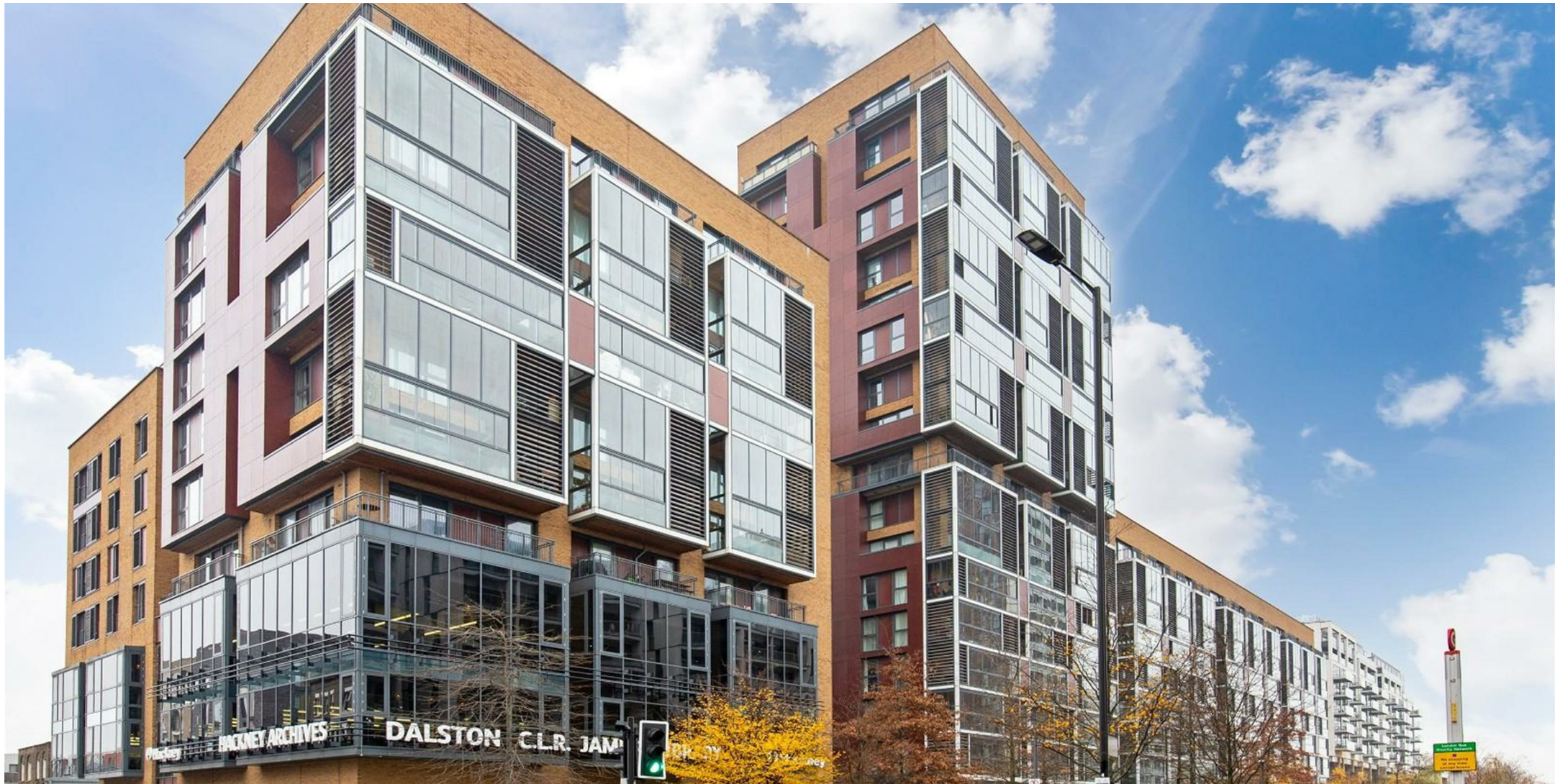


# DALSTON SQUARE, E8

Red.



£895,000

This bright and spacious duplex apartment boasts three double bedrooms, two bathrooms and a guest WC.

Renovated to the owner's high standards, with hardwood flooring throughout, the new bespoke kitchen with quartz worktops, a triple oven, a large fridge freezer, an additional fridge, an induction hob, all the appliances are Smeg. The master bedroom has floor to ceiling fitted wardrobes and a newly fitted en-suite with a walk-in shower.

The apartment enjoys two outside areas, and one is a winter garden, perfect for year-round entertaining.

Furthermore, the apartment comes with a secure underground parking space and has 1G Fibre internet available. Residents also benefit from access to a gymnasium and 24-hour concierge service. Ideally located minutes from Dalston Junction tube station.





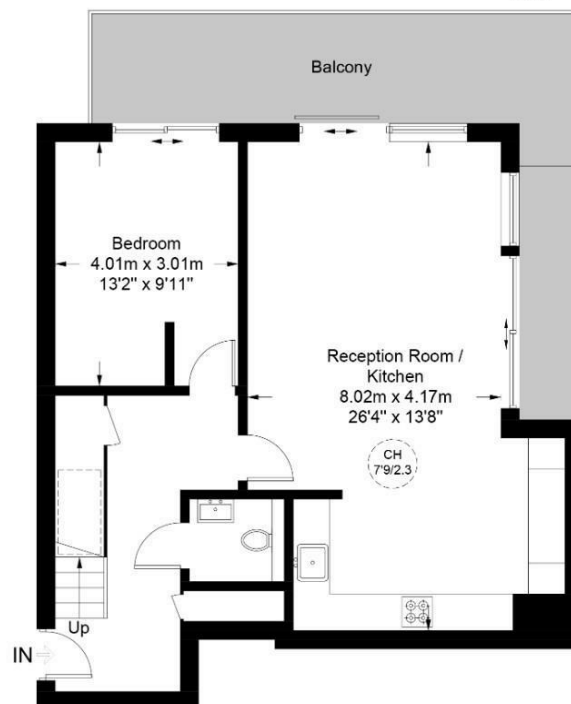
## Gaumont Tower, E8

Approximate Gross Internal Area = 1353 sq ft / 125.7 sq m

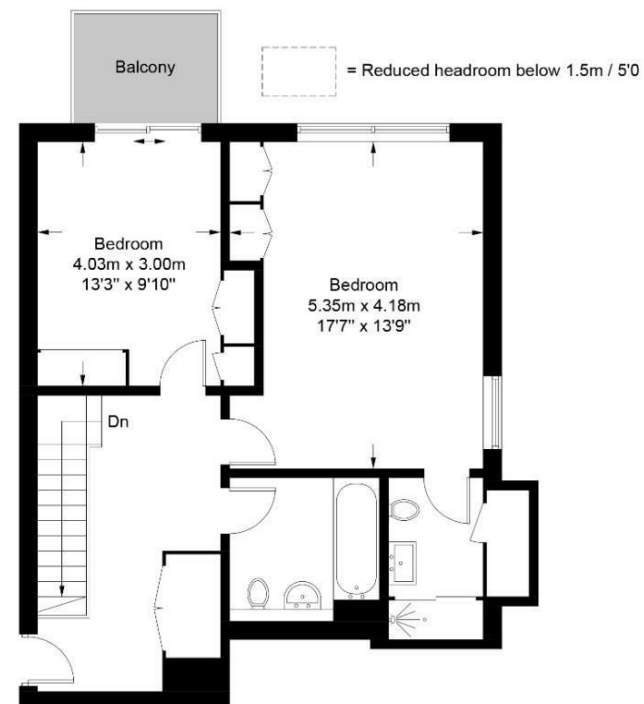
(Excluding Reduced Headroom)

Reduced Headroom = 13 sq ft / 1.2 sq m

Total = 1366 sq ft / 126.9 sq m



**Eighth Floor**



**Upper Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID793406)

- Three Bedrooms
- Guest WC
- Duplex Apartment
- Residents Gym
- EPC Rating B87
- Two Bathrooms
- Two Balconies
- 24-Hour Porter
- Communal Terrace
- Secure underground parking space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

