



## £575 PER WEEK

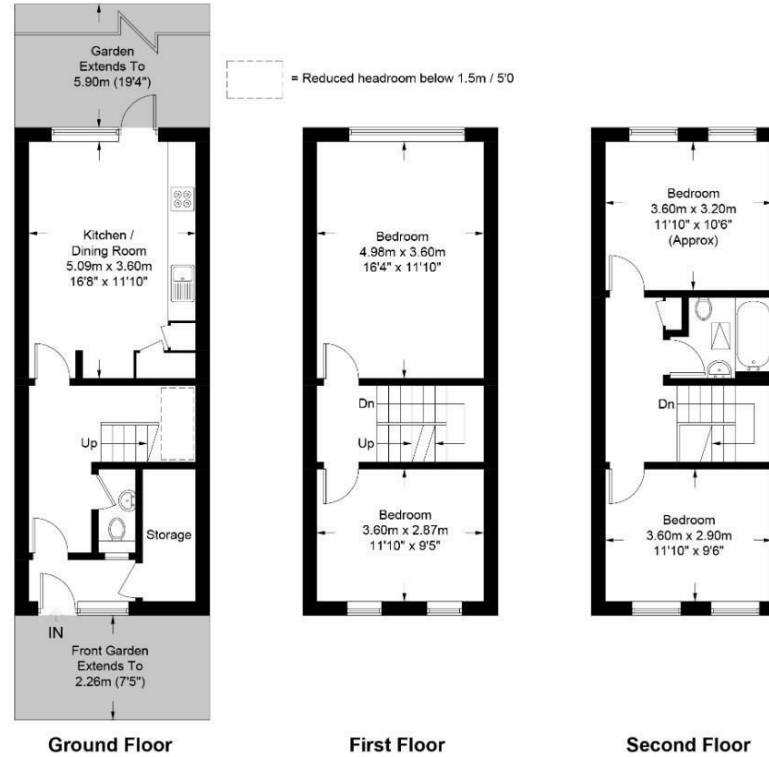
A spacious four-bedroom house arranged over three floors, with private front and rear gardens. The ground floor comprises an open-plan kitchen/diner leading to a South facing garden, WC, spacious entrance hall and large cupboard which would be perfect for cycle storage. Four large double bedrooms and the bathroom are arranged over the top two floors. The house has been fitted with new carpet and oak effect laminate flooring and has been re-painted throughout. Furniture can be provided if required.

The property is located on a quiet road, moments away from Dalston Junction and Kingsland overground stations and many bus routes providing easy access to Central London and The City.



## Crosby Walk, E8

Approximate Gross Internal Area = 1141 sq ft / 106 sq m  
 (Excluding Reduce Headroom)  
 Reduce Headroom = 13 sq ft / 1.2 sq m  
 Total = 1154 sq ft / 107.2 sq m



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. (ID712642)

- Spacious Three Storey House
- Four Double Bedrooms
- South Facing Garden
- Large Storage Unit
- Moments From Dalston Junction Station
- Open-plan Kitchen & Diner
- Bathroom & Additional WC
- New Floors & Carpet
- Flexible Furnishings

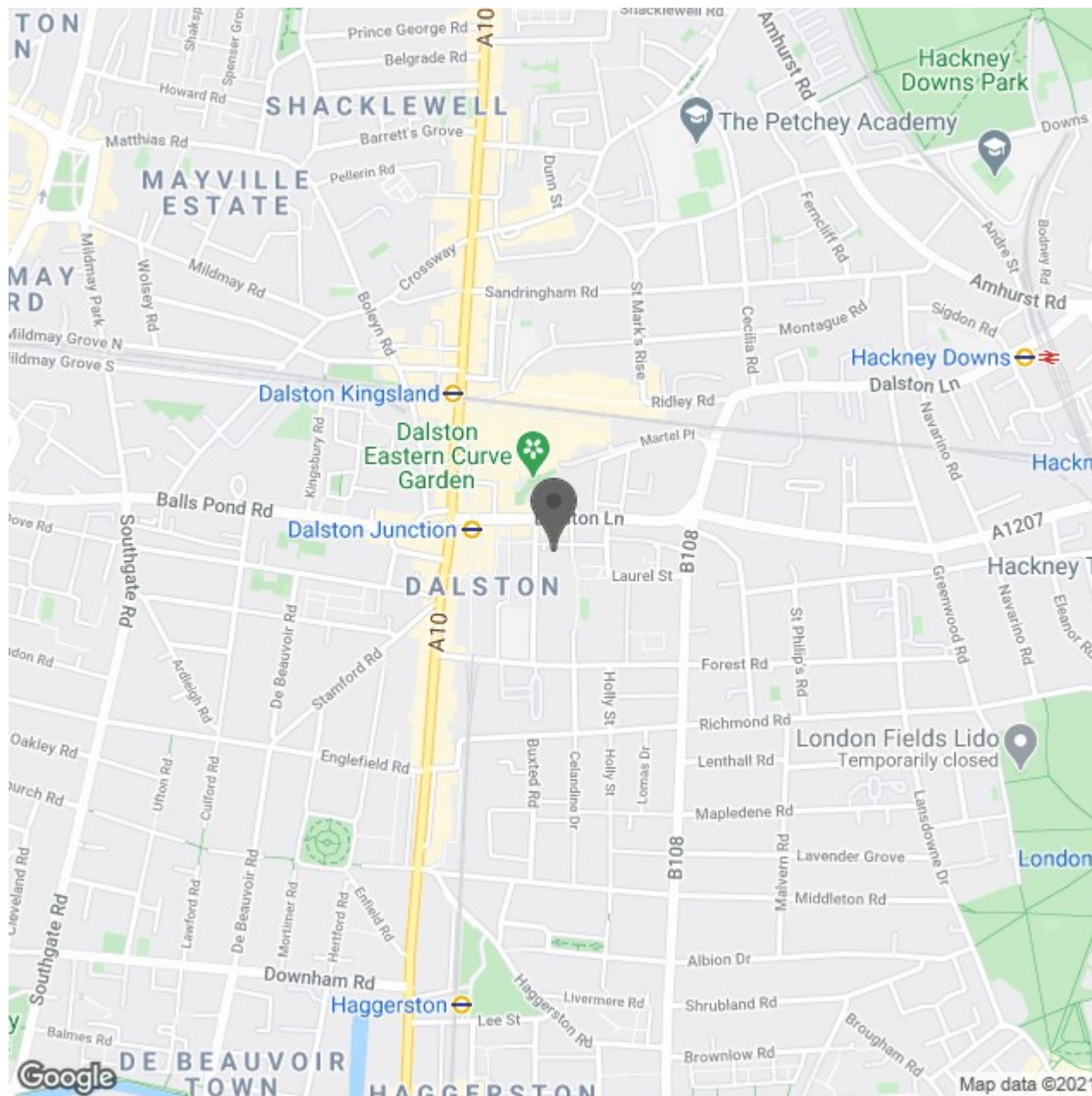


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	84
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Red.**



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