

# Wild & Co.

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## Colvestone Crescent, Dalston, E8 2LG

2-bedroom upper ground floor period conversion with large private section of rear garden. Prime location on the sought-after residential no through road, moments from Ridley Road Market, Dalston Junction and Dalston Kingsland Stations and Kingsland Road offering an array of restaurants, bars, and shopping facilities. Lounge with open fireplace, fitted kitchen with high spec appliances and marble work surfaces, recently fitted bathroom/WC with marble floors, double and single bedrooms. Share of Freehold – early viewing highly recommended.

**Guide Price £625,000 | Leasehold - Share of Freehold**

# Colvestone Crescent, Dalston, E8 2LG



- 2-bedroom period conversion
- Moments from Ridley Road Market, Dalston Junction & Dalston Kingsland Stations
- Recently fitted bathroom/WC with white three-piece suite and marble floors.
- Shared storage space, off communal hallway.
- Upper ground floor
- Lounge with open fireplace
- Double and single bedrooms
- Large private section of rear garden
- Fitted kitchen with high spec appliances and marble work surfaces
- Share of Freehold

Wild & Co. are delighted to offer for sale this: 2-bedroom upper ground floor period conversion with large private section of rear garden.

Share of Freehold – early viewing highly recommended.

Prime location on the is sought-after residential no through road, moments from Ridley Road Market, Dalston Junction and Dalston Kingsland Stations and Kingsland Road offering an array of restaurants, bars, and shopping facilities.

## Offering:

Lounge with open fireplace and mantel piece surround, wood laminated flooring, open to:

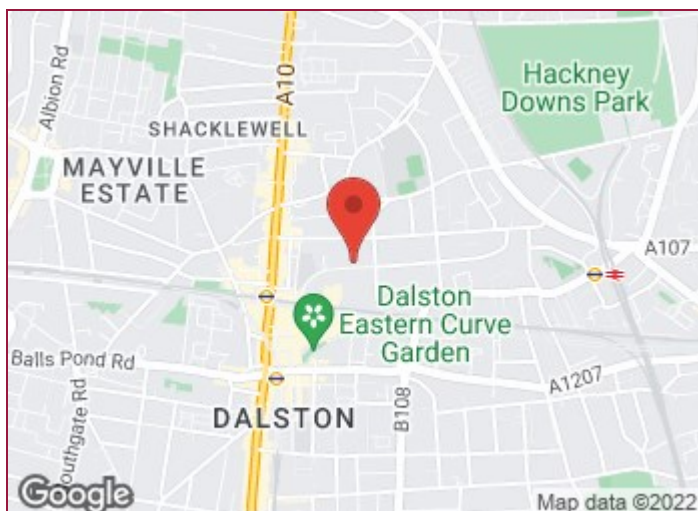
Modern fitted kitchen with high spec appliances and marble work surfaces

Recently fitted bathroom/WC with white three-piece suite and marble floors.

Double bedroom to front with bay window, cove ceiling and wood laminated flooring.

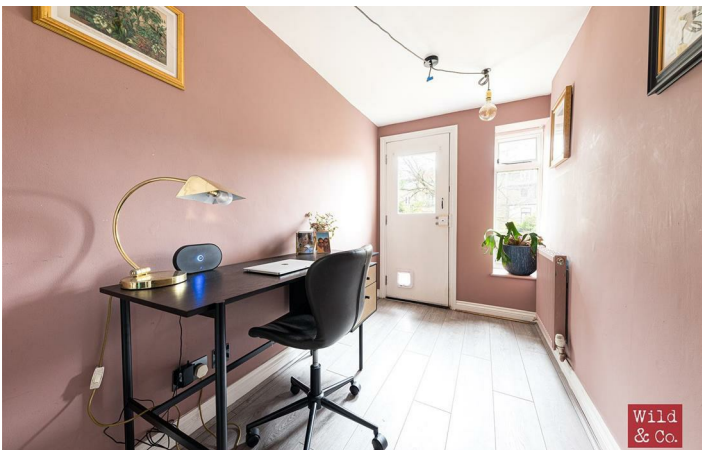
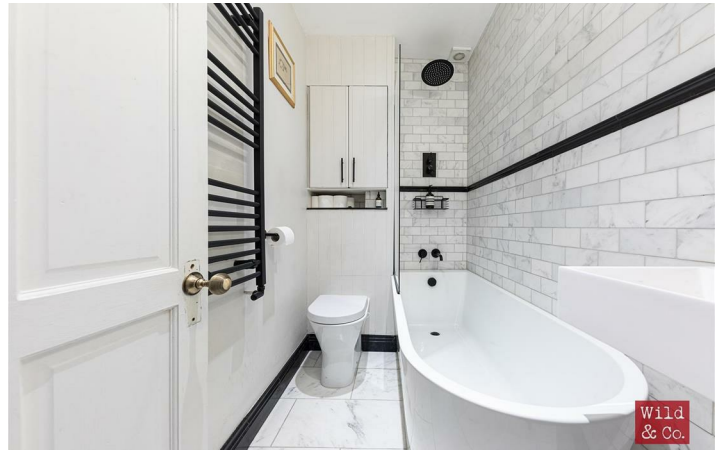
Single bedroom with and wood laminated flooring, door access to garden.

Shared storage space, off communal hallway.



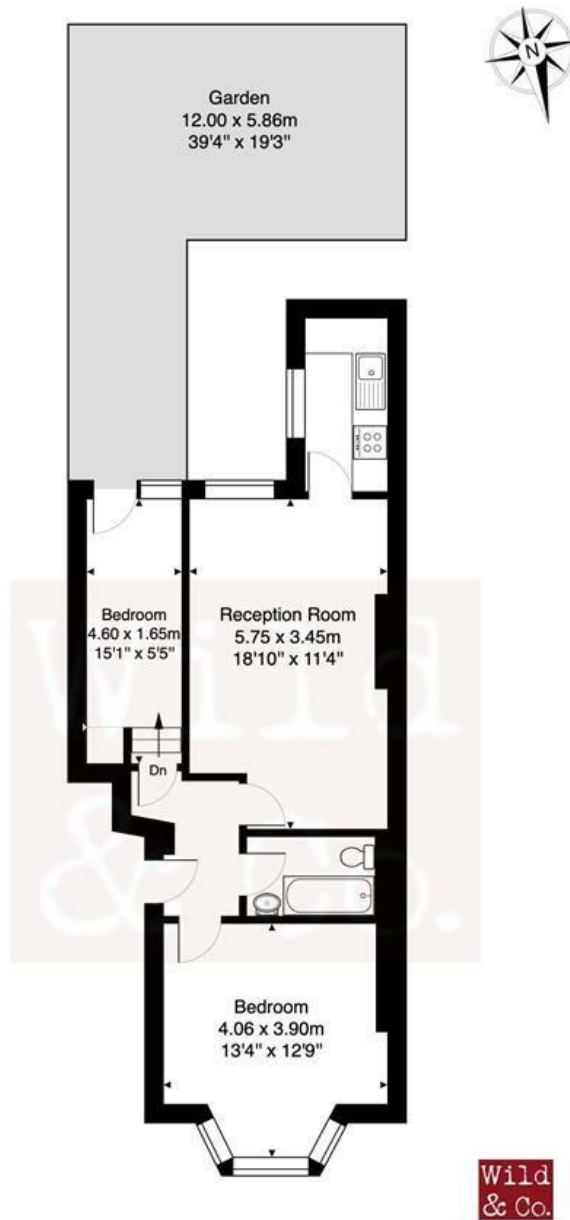
## Directions

Directly of Ridley Road and St Marks Rise.



# Colvestone Crescent- E8

Approximate Gross Internal Area 52.0 m<sup>2</sup> ... 560 ft<sup>2</sup>



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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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	77	83

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		

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