

Wild & Co.

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Dalston Curve, E8 3DL

2 DOUBLE BEDROOM APARTMENT WITH PRIVATE BALCONY & COMMUNAL ROOF TERRACE. Situated in prime location of Dalston on this small pedestrianised turning opposite the Arcola Theatre & next to the Eastern Curve Garden. Moments from Dalston Junction & Dalston Kingsland Stations, Kingsland High Street's restaurants and shopping facilities. Offering: lift access, 2 double bedrooms, modern fitted kitchen open plan to lounge with Juliet balcony & access to private balcony, fitted bathroom/WC and large communal roof terrace with city views. Offered with no chain, early viewing recommended.

Offers In Excess Of £575,000 | Leasehold

Dalston Curve, E8 3DL



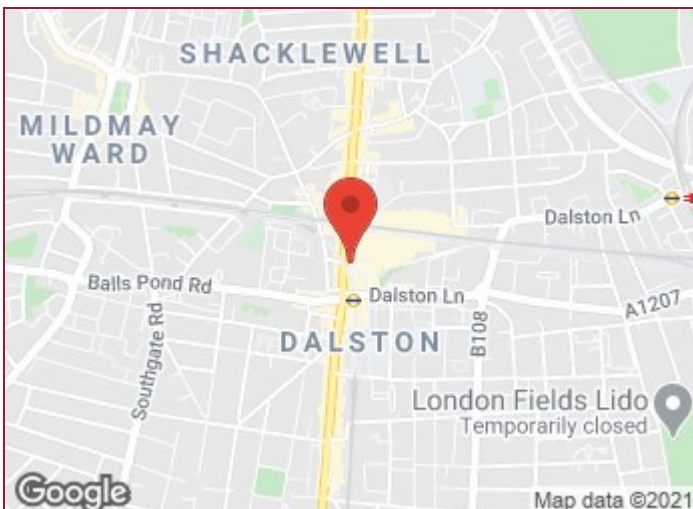
- 2 Double bedroom apartment
- Fitted kitchen
- Opposite the Arcola Theatre & next to the Eastern Curve Garden
- No chain
- Private balcony
- Open plan lounge
- Moments from Dalston Junction & Dalston Kingsland Stations, Kingsland High Street's restaurants & shopping facilities
- Large communal roof terrace with city views
- Bathroom/WC & en-suite/WC
- Lift access

Wild & Co. are pleased to offer for sale this: 2 DOUBLE BEDROOM APARTMENT WITH PRIVATE BALCONY & COMMUNAL ROOF TERRACE.

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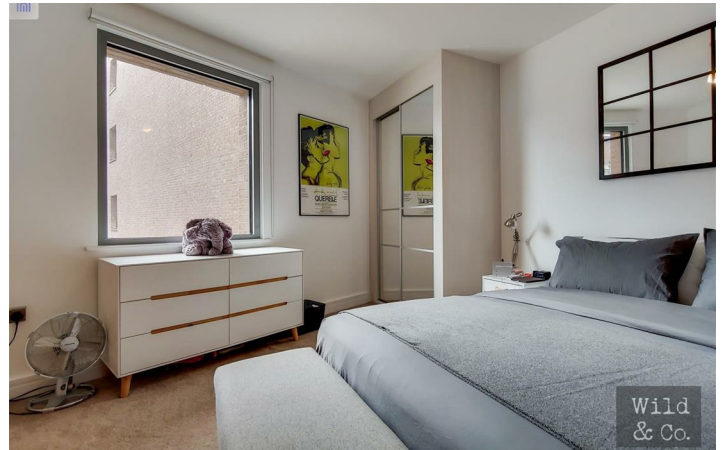
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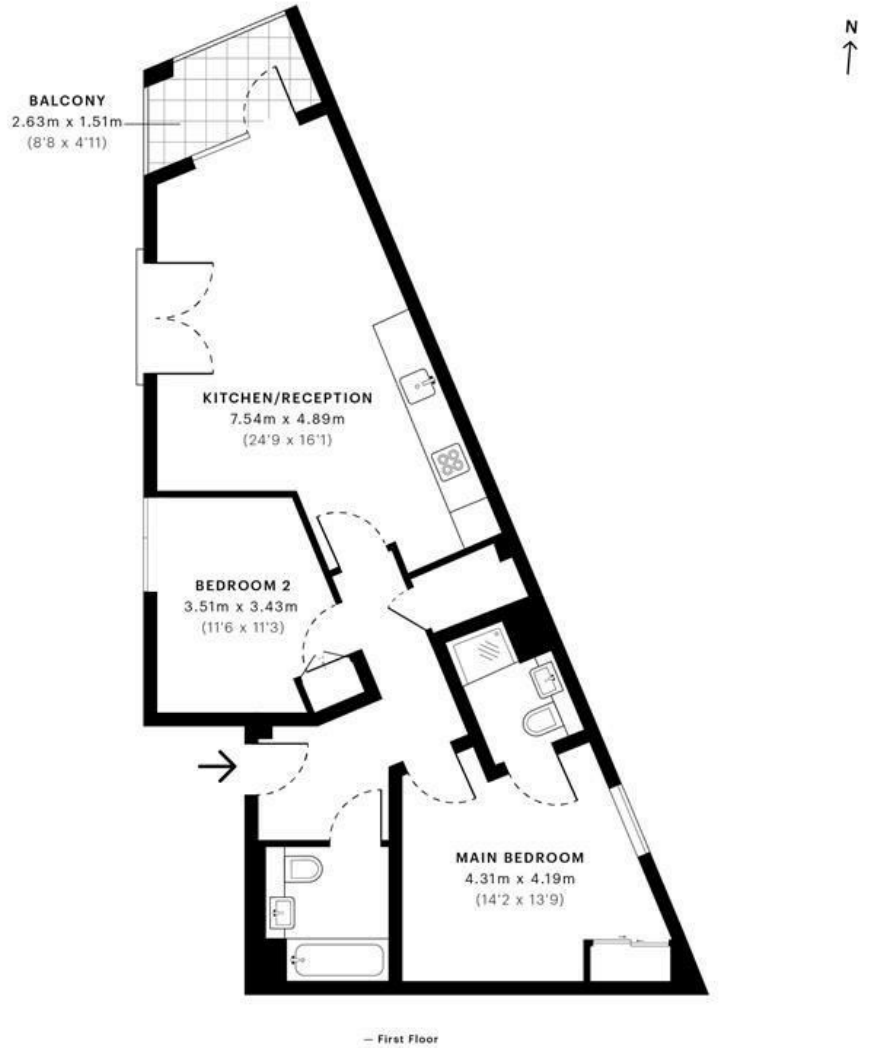
Offered with no chain, early viewing recommended.



Directions

Off Abbot St, off Kingsland High Street, on this small pedestrianised turning opposite the Arcola Theatre & next to the Eastern Curve Garden.



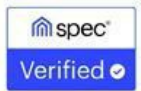


GROSS INTERNAL AREA (GIA)
The footprint of the property
72.40 sqm / 779.31 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
67.41 sqm / 725.60 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.49 sqm / 37.57 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 75.64 sqm / 814.18 sqft
IPMS 3C RESIDENTIAL 71.38 sqm / 768.33 sqft
SPEC ID 5f5aa4e30242d20db057a5b9

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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.