



M&M
PROPERTY

Hawthorne Close, NI

1 Bedroom

£340,000

Leasehold



Offered for sale is this fantastic, bright and spacious one double bedroom flat with private rear garden on the ground floor of this 1970's purpose-built, low-rise block in the heart of vibrant Dalston.

Benefitting from its own entrance with front paved patio this homely, calming and inviting property is ideal for first time buyers and investors alike. Comprising of a wide hallway with large walk-in cupboard, leading into an open-plan Kitchen-Dining-Reception room. This, in turn, leads out through patio doors, onto the low maintenance, private, west-facing garden perfect for entertaining and barbecues in the warm summer months. The white tiled bathroom has a shower over the bath tub and the wonderfully and generously proportioned bedroom has space for everything you need. In addition there is access to two gated communal gardens for the sole use of residents. The estate also has the option of parking, subject to application to the local authority.

Hawthorne Close is a friendly and quiet residential development superbly located with both Dalston Junction and Dalston Kingsland stations and numerous bus connections only a short walk away. You are also surrounded by an eclectic mix of boutiques, bars and restaurants in Dalston, Newington Green and, of course, nearby Upper Street making this one of the most exciting and desirable places to live.

**FOR FURTHER
INFORMATION**

**Please call
M & M PROPERTY
on 020 7704 0664**

M&M Property | Sales, Lettings and Property Management

T 020 7704 0664 | F 020 7704 0736 | enquiries@mandmproperty.co.uk

97 Newington Green Road, Islington, London NI 4QX | mandmproperty.co.uk



- One Bedroom
- Private Patio Garden
- Communal Gardens
- Very close to Dalston Overground Stations
- Leasehold

- Open Plan Reception
- Large Rooms
- Refurbishment Potential
- Designated Parking Option
- OFFERED CHAIN FREE

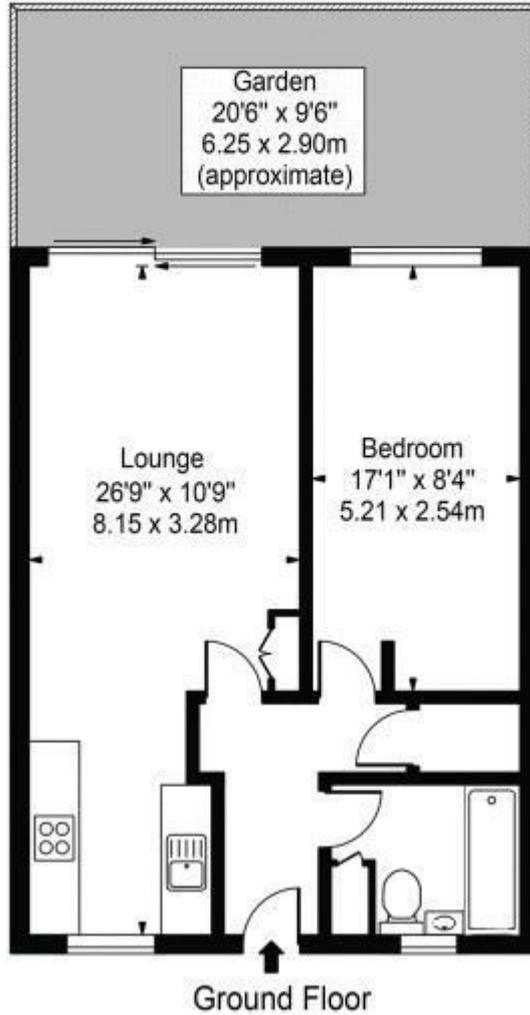


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they should not be relied upon for carpets and furnishings.



Hawthorne Close

Approx. Gross Internal Area 525 Sq Ft - 48.77 Sq M



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		
	74	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
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