



Queensbridge Road, Dalston
London, E8

HAMPTONS
INTERNATIONAL

Beyond your expectations

A fantastic one bedroom apartment with private garden EPC:D

One bedroom apartment | raised ground floor | private garden | separate kitchen | bathroom | period property | high ceilings | fireplace | prime location

Offers in excess of £450,000 Leasehold

Description

A fantastic one bedroom apartment on the raised ground floor of this Grade II Georgian house. Located in this highly sought after neighbourhood within close proximity to London Fields, Shoreditch and Dalston.

Being situated on the raised ground floor the apartment benefits from floods of light. The reception room to the front has high ceilings, dual windows and a fireplace with gas fire.

The bedroom is at the rear with sash window overlooking the garden and built-in wardrobes and storage.

There is a smart kitchen located separately to the reception room.

Access to the garden is via a door from the communal entrance hall and offers a wealth of trees, shrubs and planting areas.

Throughout the apartment is well presented and benefits from new carpets and oak floors.

Location

Situated amidst the amenities and transport links of Dalston Kingsland and Hackney Central, making the City and West End easily accessible. The amazing open green spaces of London Fields with its colourful array of shops and stalls on Broadway Market are only a short walk away.

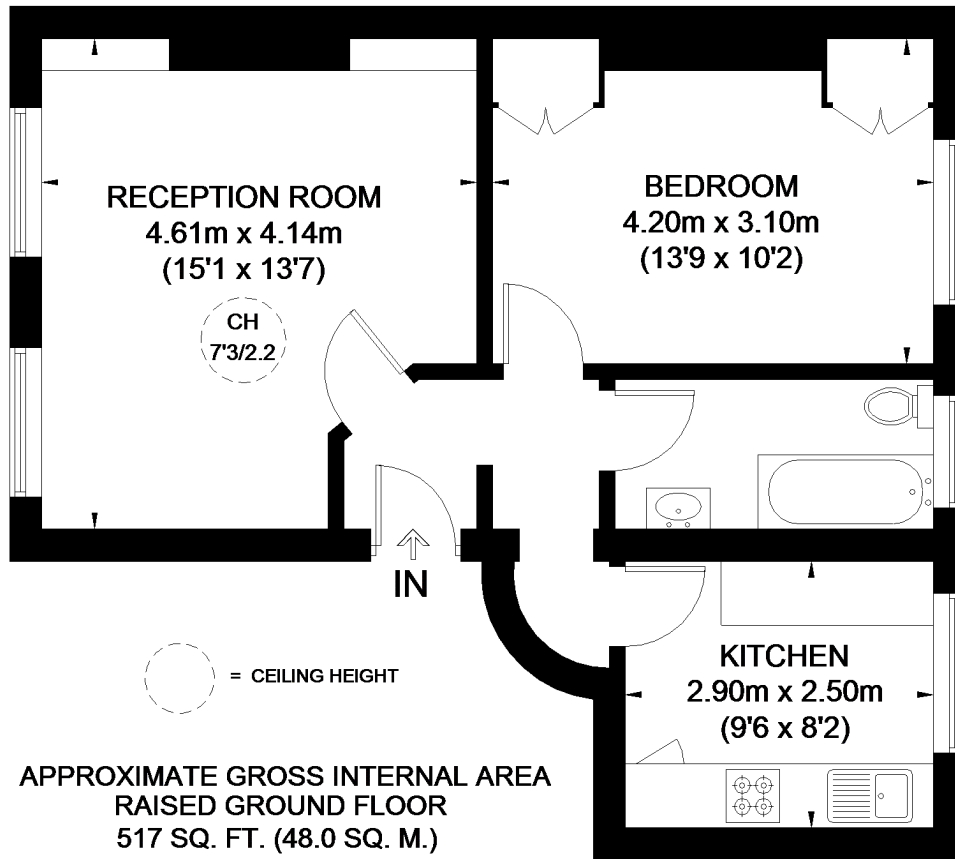
Additional Information

Call us between our extended opening hours of 6 - 9PM



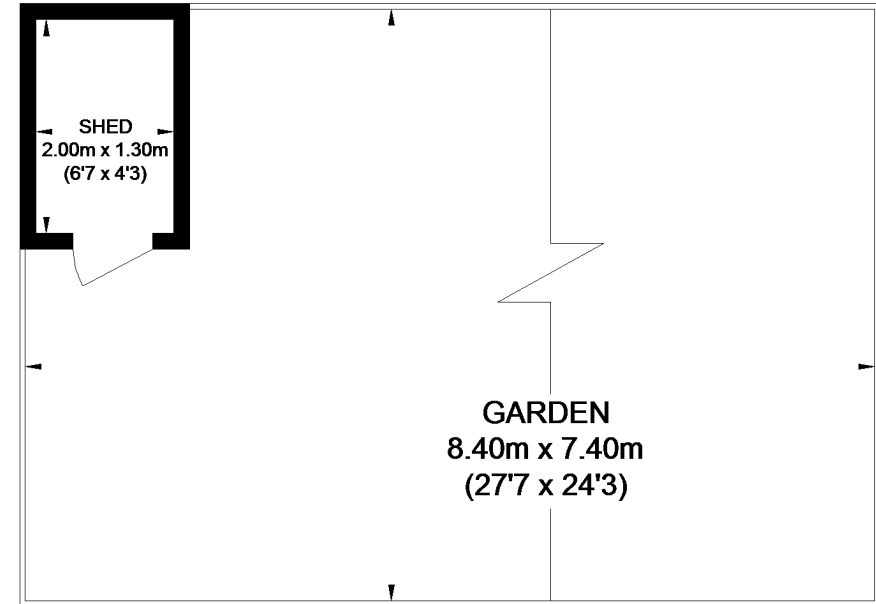
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

QUEENSBRIDGE ROAD

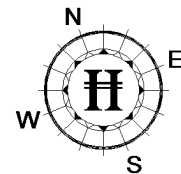


APPROXIMATE GROSS INTERNAL AREA
RAISED GROUND FLOOR
517 SQ. FT. (48.0 SQ. M.)
SHED = 28 SQ. FT. (2.6 SQ. M.)
TOTAL = 545 SQ. FT. (50.6 SQ. M.)

RAISED GROUND 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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID266876)



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 fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

