



SLEDGE TOWER, DALSTON SQUARE, LONDON, E8
'OFFERS IN EXCESS OF' £475,000 LEASEHOLD

A ONE BEDROOM APARTMENT WITH A PRIVATE BALCONY AND EXCEPTIONAL VIEWS

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DESCRIPTION:

This stylish sixteenth-floor apartment, boasts approximately 528sqft of contemporary living space. Step inside to discover an inviting open plan kitchen and living room with dual aspect windows, flooding the property with natural light. The well-appointed kitchen features integrated appliances, providing a sleek and functional space.

This residence comprises one double bedroom, with the master complete with built-in wardrobes, providing ample storage and finished with a modern family bathroom.

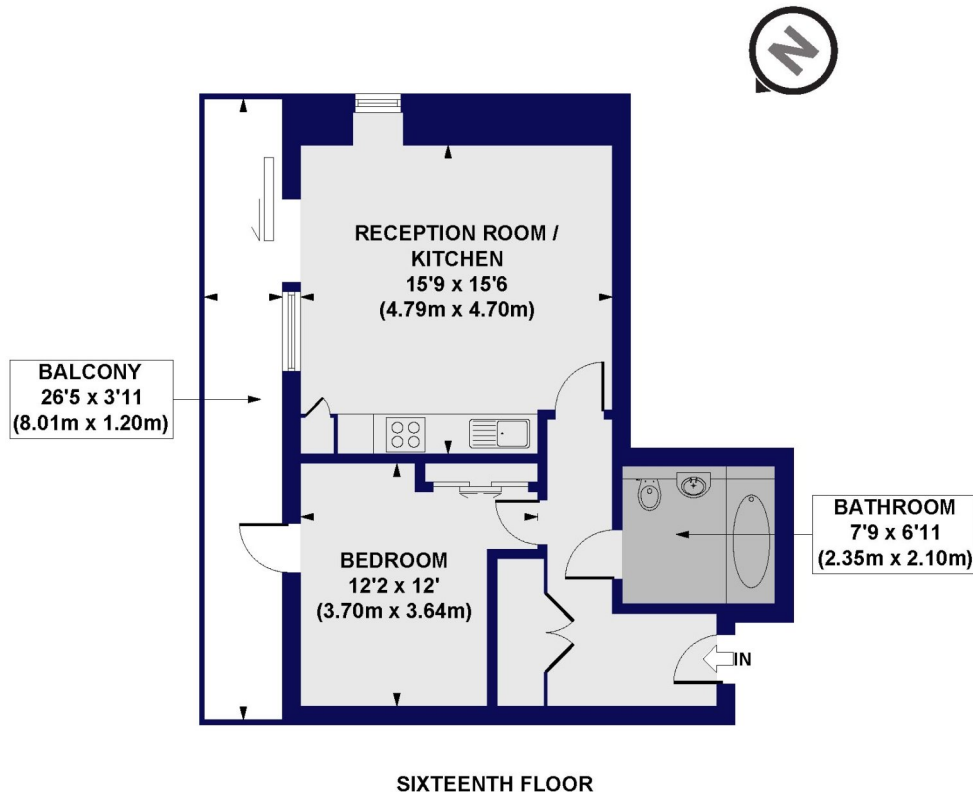
Beyond the confines of this modern abode lies the vibrant neighbourhood of Dalston, known for its eclectic atmosphere and diverse cultural offerings. Explore the local shops and boutiques, where you can discover unique treasures and fashionable finds. Indulge in the culinary delights of the area, with a myriad of cafes and restaurants serving up a tempting array of international cuisines. Convenience is key, and Sledge Tower is excellently positioned with easy access to a range of amenities. Enjoy nearby parks for leisurely strolls or picnics, and take advantage of the well-connected transport links, including Dalston Junction and Dalston Kingsland Overground stations, ensuring swift and easy connections to the rest of London.

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Sledge Tower, Dalston Square, E8
 Approx. Gross Internal Floor Area 528 sq. ft / 49.09 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

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