



ATKINS SQUARE, DALSTON LANE, E8
£2,000 PER MONTH FURNISHED

IMMACUALTE TWO BEDROOM TWO BATHROOM APARTMENT WITH PRIVATE BALCONY

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

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Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

winkworth.co.uk

See things differently



DESCRIPTION:

A BEAUTIFULLY PRESENTED two bedroom, two bathroom apartment with PRIVATE BALCONY in the sought after Atkins Square development.

This stunning property has natural décor and light wood floors throughout offering two double bedrooms, fully fitted kitchen with integrated units, family bathroom suite, further ensuite shower room, and a large open plan living room leading onto the private balcony. The tenant will also have access to a communal roof terrace, resident's only gym, passenger lift and concierge.

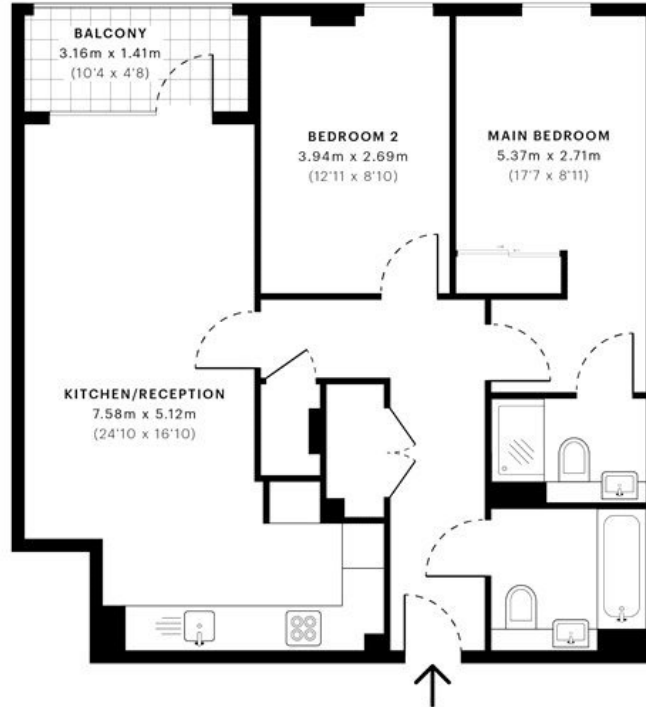
This flat is conveniently located within close proximity to a variety of local Cafe's, Bars and Restaurants that Hackney has to offer. Mare Street is also just moments away as are the open green spaces of Hackney Downs and London Fields. There are a variety of transport links into the City & West End.

Early viewings are highly recommended!

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- Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
73.05 sqm / 786.30 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes windows, restricted head height
69.09 sqm / 743.68 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.40 sqm / 47.36 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 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 77.94 sqm / 838.94 sqft
IPMS 3C RESIDENTIAL 74.86 sqm / 805.79 sqft
SPEC ID: 609294c9c687a20e1db23db6

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.