



GAUMONT TOWER, DALSTON SQUARE, LONDON, E8
£535,000 LEASEHOLD

STUNNING ONE BEDROOM APARTMENT WITH PRIVATE BALCONY!

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DESCRIPTION:

This stunning one-bedroom apartment is located on the fourth floor of a modern development in the vibrant Dalston Square, right in the heart of East London. Perfectly situated for those who want to experience the energy of Hackney, this property offers the ideal blend of contemporary living and unbeatable location.

The spacious bedroom features floor-to-ceiling mirrored built-in wardrobes for ample storage, along with large windows that flood the room with natural light. The real highlight of this apartment is the expansive open-plan kitchen and living area—an ideal space for both everyday living and entertaining. This generous, light-filled room is perfect for hosting guests, with ample space for a dining area, comfortable lounge, and more. The kitchen is fully equipped with high-quality Whirlpool appliances, including an oven, electric hob, and microwave, plus plenty of cupboard space for all your storage needs.

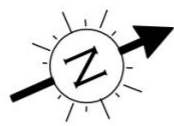
From the living area, step out into the winter garden—a beautifully shielded balcony that's perfect for year-round enjoyment. Whether you're unwinding on a crisp winter morning or hosting friends on a summer evening, this space offers a stylish and private setting, complete with chic rattan furniture. The modern bathroom is sleek and well-appointed, with a heated towel rail and a full-length mirror adding a touch of luxury. The development offers excellent amenities, including a 24-hour concierge, an on-site gym, and a beautifully landscaped communal roof garden with panoramic views of the City.

Location-wise, this apartment truly excels. Just 0.1 miles from Dalston Junction Overground Station, with regular services to Shoreditch and the City, you'll be effortlessly connected to the best of London. For even more flexibility, Dalston Kingsland Overground Station is also within easy reach, offering additional transport options. The apartment is within walking distance to the trendy boutiques, cafes, bars, and restaurants of Dalston, while the more refined neighbourhoods of Islington are just a short stroll away for those seeking a change of pace. The commute to Canary Wharf is also a breeze, with direct transport links offering a fast, convenient journey to one of London's major business districts—ideal for professionals. Dalston offers the perfect combination of urban buzz, local charm, and connectivity, making this apartment a prime choice for those looking to make the most of everything East London has to offer.

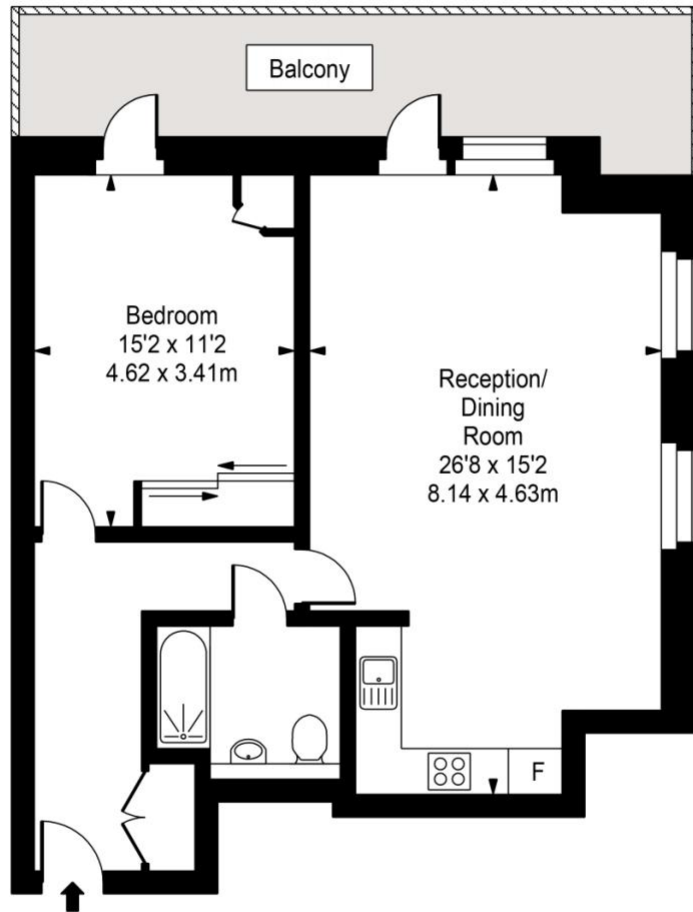
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Gamount Tower



Fourth Floor

Approx Gross Internal Area 711 Sq Ft - 66.05 Sq M

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. Floor plan by www.bestangle.co.uk

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 | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 73 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-58) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | | |

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