



**Kingsland Passage
London
E8**

Offers In Excess £425,000

bettermove

Kingsland Passage London

Bettermove are proud to present this 1 bedroom flat in London.

This property benefits from double glazing and electric storage heaters throughout, with one private allocated parking space available.

The council tax band is C.

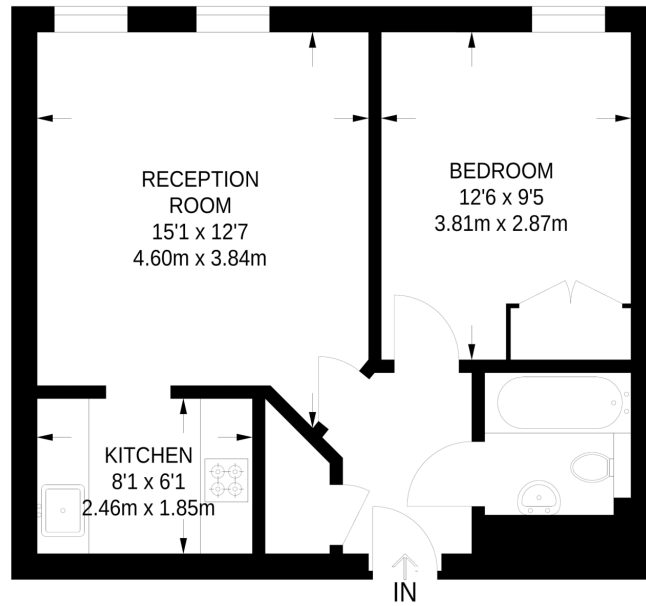
This is a Share of Freehold property with 980 years remaining on the lease; the service charge is £907.00, twice yearly.

The interior of this beautifully presented, second floor property comprises a spacious living room, modern kitchen, one double bedroom and the family bathroom.

Located in the popular suburb of Dalston, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Hackney Downs and Essex Road Railway Stations, a variety of Underground and bus routes, and quick access to the A10.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





SECOND FLOOR
442 SQ FT / 41.1 SQ M

This plan has been drawn for illustrative
and identification purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	81	83
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	72
England, Scotland & Wales		
EU Directive 2002/91/EC		



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