



THOMAS TOWER, DALSTON SQUARE, LONDON, E8
£450,000 LEASEHOLD

A ONE BEDROOM APARTMENT WITH A PRIVATE BALCONY AND A SHORT WALK TO DALSTON KINGSLAND STATION

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DESCRIPTION:

This one-bedroom apartment nestled in the heart of Dalston Square, boasting contemporary living, roof top access, circa 491 sq ft, with a private balcony offering great views from the fifth floor as well as 24-hour gym access and concierge. The modern and fully fitted kitchen has integrated appliances. The open-plan design connects the kitchen to the living room, the living room extends seamlessly onto a private balcony. The property also features a three-piece bathroom suite, a generously sized bedroom which benefits from fitted wardrobes, providing ample storage and additionally, two large storage cupboards in the hallway.

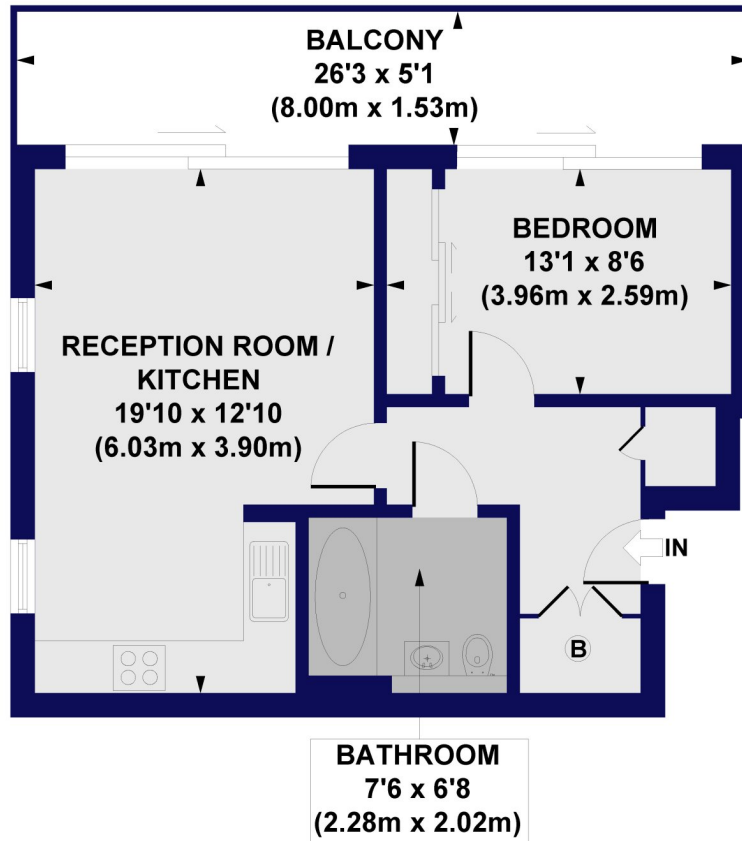
The vibrant neighbourhood of Dalston is known for its eclectic atmosphere and diverse cultural offerings. Explore the local shops and boutiques, where you can discover unique treasures and fashionable finds. Indulge in the culinary delights of the area, with a myriad of cafes and restaurants serving up a tempting array of international cuisines. Convenience is key, and Thomas 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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Thomas Tower, Dalston Square, E8
Approx. Gross Internal Floor Area 491 sq. ft / 45.64 sq. m



FIFTH FLOOR

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		
(69-80)	C	75	75
(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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