

## SLEDGE TOWER, DALSTON SQUARE, E8

LONDON, E8 3GT

£550,000  
LEASEHOLD

Guide Price- £550,000- £575,000

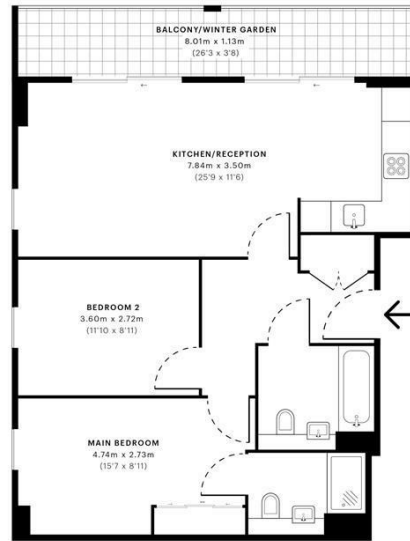
\*EWS1 Certificate available upon request\* A beautifully presented and naturally bright two double bedroom (730 sq foot) two bathroom apartment, with its own private west-facing winter garden (which expands to a terrace), is arranged on the second floor of this sought-after building in the prestigious Dalston Square development.

The property comprises of a hall with built-in utility double-cupboard with storage space, leading to a bright dual-aspect living room with direct access via floor-to-ceiling sliding windows to your own private west-facing winter garden. The spacious living-room is usefully open-plan to an attractive modern kitchen with quality integrated appliances (Siemens dishwasher, fridge-freezer, hob, oven and microwave) and ample work-top space, with enough room for a large table

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Sledge Tower, E8  
 CAPTURE DATE: 13/03/2023 LASERSCAN POINTS: 27602359

GROSS INTERNAL AREA  
 67.78 sqm / 729.58 sqft



— First Floor

spec  
 Verified

RICS  
 Certified Property Measurement

Energy Efficiency Rating  
 71

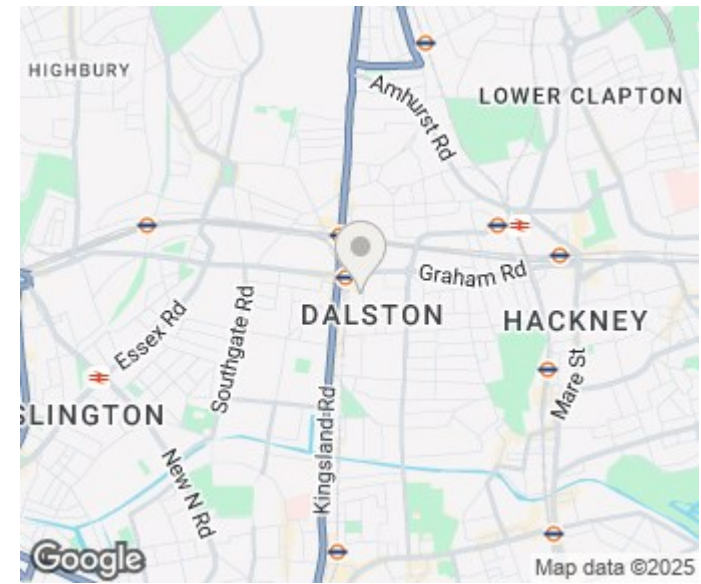
Floor Plan  
 67.78 sqm / 729.58 sqft

Floor Area  
 67.78 sqm / 729.58 sqft

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SPEC ID: 5441143387620050487840091



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	83
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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