

## 47 BENTLEY ROAD LONDON, N1 4BY

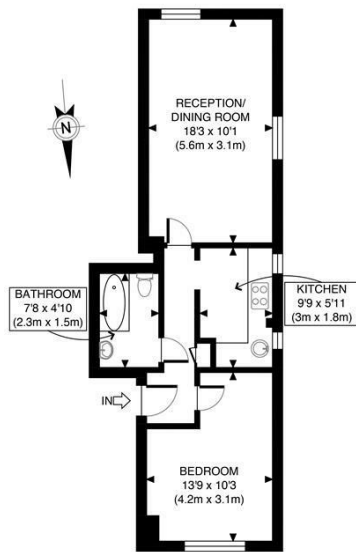
£350,000  
LEASEHOLD

\*Guide Price £350,000- £375,000\* Chain Free- Nestled in the vibrant heart of Dalston, this well presented third floor apartment is part of an exclusive boutique development. Bathed in natural light featuring a double aspect living room. The property comprises a spacious bedroom, a well-appointed bathroom, a sleek integrated kitchen, and a bright living dining area.

Residents of Bentley Road enjoy the luxury of choice, surrounded by an array of shops, eateries, and bars along the iconic Kingsland Road. Within a short stroll lies the charming De Beauvoir Deli, perfect for a leisurely walk, and the inviting Talbot public house, ideal for lazy summer afternoons.

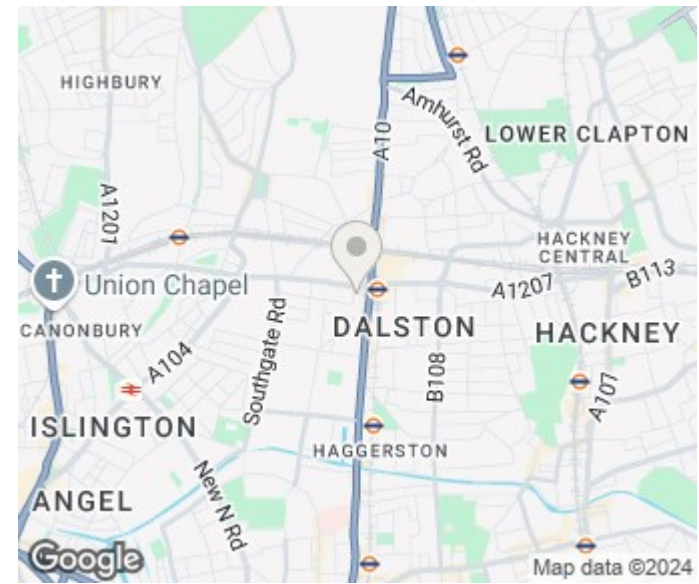
The property is well located, with Dalston Junction and Dalston Kingsland in close proximity, providing swift access to the City. For those seeking trendy destinations, the vibrant neighbourhoods of Hoxton, Shoreditch, London Fields and Stoke Newington are just a short journey away.

**Hemmingfords**



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 459 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 459 SQ FT / 43 SQM	Bentley Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 10/05/24
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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