



## CARRARA MEWS, DALSTON LANE, LONDON, E8

£3,225

Goldman Greg are excited to present this delightful two bedroom two bathroom house. Located in a quiet gated mews, formerly a Victorian factory, which retains a wealth of character.

Arranged over two floors benefitting from its own entrance, high ceilings and a private balcony. The ground floor comprises living/entertaining space with a contemporary open plan fitted kitchen and separate guest WC. On the first floor there is the master bedroom with an en-suite shower room, one further double bedroom, balcony and modern bathroom. The property also benefits from a secure private parking space.

Ideal location with London Fields and Broadway Market in close proximity. Hackney Downs, Hackney Central and Dalston Kingsland Stations are just a walk away, with transport links direct to the City and West End.



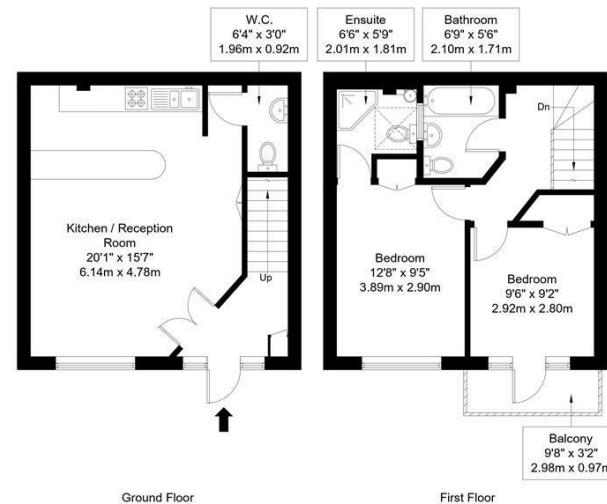
Goldman Greg

# Dalston Lane, E8 1PH

Approx Gross Internal Area = 71.46 sq m / 769 sq ft

Balcony = 2.89 sq m / 31 sq ft

Total = 74.35 sq m / 800 sq ft



Ref :

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**PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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