

# HUNTERS®

HERE TO GET *you* THERE

Dunn Street, London, E8

Price £450,000

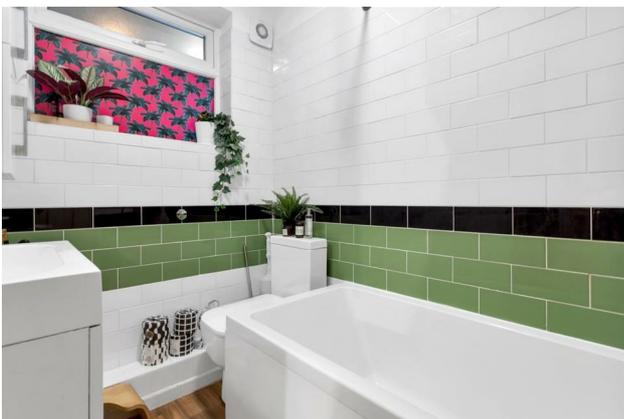
Property Images



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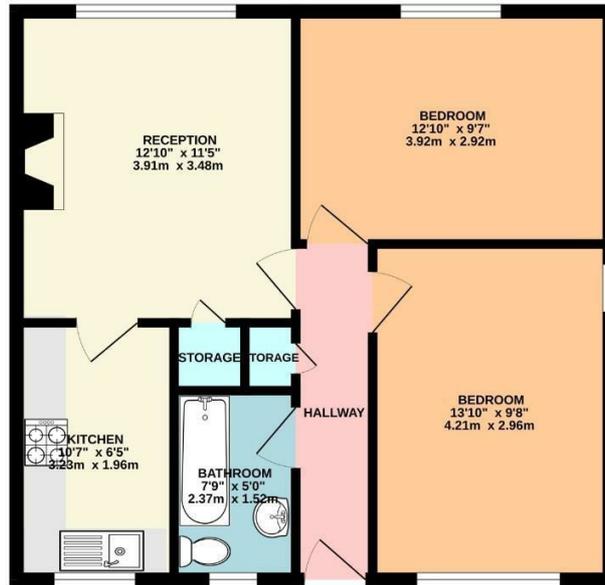
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## Property Images



## Floorplan

GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



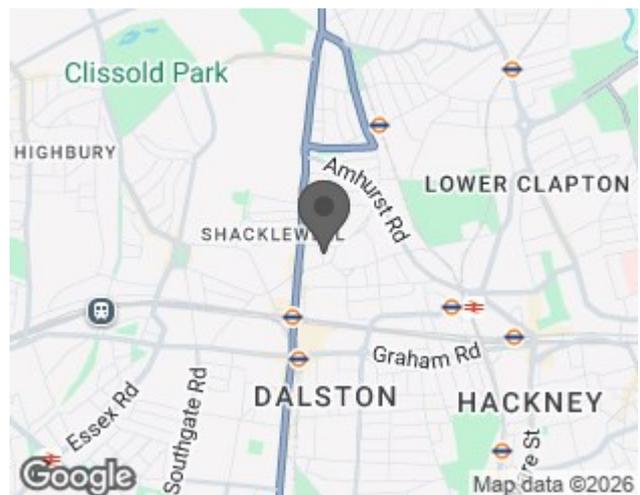
TOTAL FLOOR AREA: 573 sq.ft. (53.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
HUNTERS WELLINGTON C2024



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Apartment - Purpose Built Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

A well presented two bedroom ground floor apartment set within this characterful purpose built development, offering bright and well proportioned accommodation together with the benefit of off street parking and access to a communal rear garden.

The property comprises a spacious reception room with ample space for both living and dining, creating a comfortable and versatile layout. A separate fitted kitchen provides good storage and worktop space and is arranged in a practical layout.

There are two well proportioned bedrooms, both enjoying good natural light, along with a neatly finished bathroom fitted with a modern suite. The property further benefits from useful internal storage and the convenience of ground floor access.

Externally, residents have use of a shared garden to the rear, while the development also provides the rare advantage of off street parking.

Drysdale Dwellings is situated on Dunn Street, within easy reach of the excellent selection of shops, bars and restaurants found in Dalston and Stoke Newington, and close to the open green spaces of Hackney Downs.

Transport links include Rectory Road Station together with Dalston Kingsland and Dalston Junction Stations, along with numerous bus routes providing convenient access into the City and West End.

## Features

- Two bedroom apartment
- Ground floor
- Communal garden
- Off-street parking
- Good condition throughout
- Close to transport links