



## 1 bed studio flat to buy in E8

Colvestone Crescent, London, London, E8  
2LJ

**£200,000** Starting Bid

🏠 x1 🚗 x1

Tenure

**Share Of Freehold**

On Street parking

## Property features

- ✓ Being Sold Via Secure Sale Online Bidding T&Cs Apply
- ✓ Studio apartment
- ✓ Victorian conversion
- ✓ Development opportunity SSTP
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric

## Description

Well-appointed studio apartment set within a beautiful Victorian conversion on one of Dalston's most coveted turnings. Occupying the top floor, this apartment is perfect for first time buyers and investors alike.

Colvestone Crescent is one of Dalston's premier tree-lined residential enclaves. The bustling amenities of Kingsland High Street, Ridley Road and Hackney Downs are located moments from the property with the East London hotspots of London Fields, Broadway Market and Stoke Newington also being easily accessible.

Transport wise, access to both Dalston Kingsland and Dalston Overground Stations are a short walk from the property and enable potential purchasers' swift access to the City and Central London.

Offered with no onward chain.

Council Tax Band: A

Tenure: Share Of Freehold

Length of Lease: 999

Price: Starting Bid £200,000

Property Type: Studio flat

Parking: On Street

Heating: Electric

Approximate Gross Internal Area 343 sq ft – 32 sq m



Second Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			63
(39-54) <b>E</b>	42		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Colvestone Crescent, London, London, E8 2LJ

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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