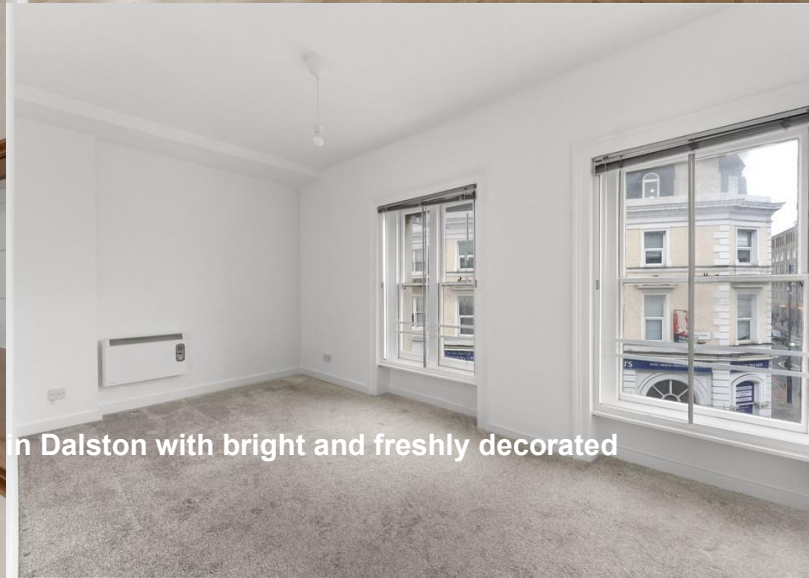


Julian Reid



Flat 4, 539b Kingsland Road, London, E8 4AR  
A spacious and centrally located two bedroom flat in Dalston with bright and freshly decorated accommodation. Chain Free

**Guide Price £525,000**  
**Leasehold**

- **Bright & Spacious**
- **Council Tax Band: C**
- **EPC Rating: TBC**
- **Very Central Location**
- **Freshly Decorated**

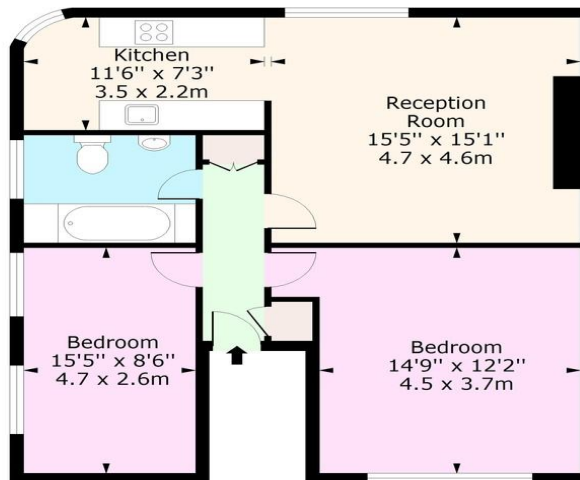
A bright and spacious two bedroom flat on the top (second) floor of this centrally located, late Victorian building. The freshly decorated accommodation, just in excess of 750 square feet offers a good sized reception room with well fitted kitchen. Two large bedrooms and bathroom. The property is conveniently located within this vibrant area of Dalston, ideal for access to the City and with many shops, bars and restaurants close by. The lease has 105 years remaining, the ground rent is £100 per annum and service charges are set at a 25% proportion of the total bill. The property is offered empty and chain free



Julian Reid

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**Kingsland Road, E8**  
Approx. Gross Internal Area 757 Sq Ft - 70.33 Sq M



**Second Floor**  
Floor Area 757 Sq Ft - 70.33 Sq M

For Illustration Purposes Only - Not To Scale  
[www.londonpropertyassessments.co.uk](http://www.londonpropertyassessments.co.uk)

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