



Chester Crescent, E8 2PH

Offers In Excess Of: £800,000 Leasehold

3 Bedrooms | 1 Reception Room | 2 Bathrooms

A three bedroom family house located in this private mews in the heart of Dalston, minutes to all amenities.

The house offers over 1100 square feet of living space and comprises of a separate kitchen and a large reception room leading out to a sizeable garden on the ground floor, the first floor has a double bedroom, a single bedroom and a bathroom. The second floor has a large double bedroom with an en suite bathroom.

- Leasehold 962 years
- 3 Bedrooms
- 1 Reception Room
- Garden
- Service Charge £900 p/a
- Ground Rent £100 p/a
- Council Tax Band D
- EPC Rating C – 72/86

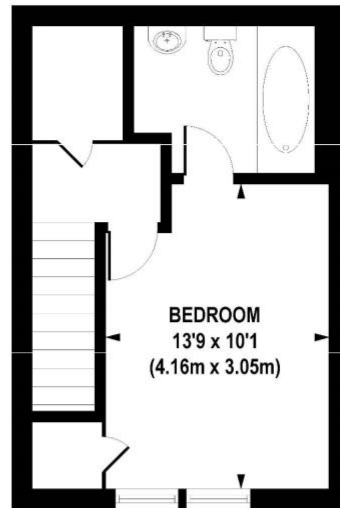


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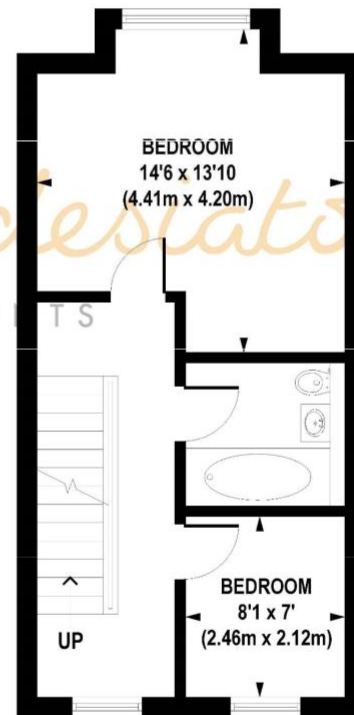




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 400 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 276 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 398 SQ FT

APPROX. GROSS INTERNAL AREA FLOOR 1172 sq. ft / 108.92 sq. m (Including Out Building)
APPROX. GROSS INTERNAL AREA FLOOR 1073 sq. ft / 99.68 sq. m (Excluding Out Building)

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

