



Point One Apartments, E8

£2,000.00 pcm (Tenancy Info*)

1 Bedroom Apartment

498 sq ft (approx)

Key Features

- Stunning Presentation
- Fantastic Location
- Close To Amenities
- Private Balcony
- Passenger Lift
- Security Entry System

Property Description

Set within this superbly located development with a security entrance and passenger lift, is this beautifully appointed apartment occupying part of the first floor. Stunning presentation with much thought given to space and light and benefiting from a private balcony. Composed of an inviting reception hall with built-in storage, spacious bedroom, a modern bathroom and an open-plan fitted kitchen opening to a living/entertaining space with doors opening to the

balcony. Moments from the Dalston Junction station, a host of amenities on vibrant Kingsland Road, or head a little south for Hoxton/Shoreditch. Ideal for a professional couple looking to live in this vibrant location.

Further Material Information available, please request from relevant branch.



Floorplan

RAMSGATE STREET E8

Approximate Gross Internal Area
46.29 m² / 498.27 sq^{ft}



SECOND FLOOR



Council Tax Band: C

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(81-81) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Hackney Office

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***TENANCY INFORMATION:** Application payment – One week's rent. This is required to reserve the property and submit your offer to the landlord. If accepted, this amount will be deducted from the total balance due. The payment is refundable if your offer is not accepted. **2** Deposit – Five weeks rent (six weeks rent if the annual rent exceeds £50,000). **3** If you are late in paying your rent you may be charged interest on the rent outstanding if it is owed for more than 14 days at a rate of 3% over the Bank of England base rate. **4** Changes to the tenancy agreement, for example, a change of tenant or permission to keep pets at the property, will be charged at £50.00 (and reasonable costs if these exceed £50.00). **5** If you lose your keys or other security device you will be charged reasonable costs incurred by the landlord to replace these or the locks at the property. **6** If you leave or request to terminate the tenancy early, you will be liable to pay for any fees for re-letting and outstanding rent owed to the Landlord. **7** Other charges in addition to the above that are applicable to tenants where required under a tenancy agreement: Rent, payments in respect of utilities, communication services, TV licence, council tax.

Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. In accordance with The Consumer Protection from Unfair Trading Regulations the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only.