



Modern two bedroom, two bathroom apartment with a large balcony

Essence House, Selsea Place, London, N16

£545,000 Leasehold

savills

Two double bedrooms
Large open plan Reception/kitchen
Large balcony
Communal garden
Excellent location

Local Information

Selsea Place is in the heart of what is undoubtedly East London's most sought after location and is well located for the bus and Overground transport routes of Kingsland Road, Dalston Kingsland and Dalston Junction stations, providing quick and easy access to the City, Canary Wharf and the West End. The huge variety of restaurants, bars and cafes of Dalston, London Fields and De Beauvoir are all very close by.

About this property

An impressive well-configured apartment arranged over 700 sq ft, this property would make for an excellent first time buy or investment. Located on the first floor of this modern block means there is good light throughout. Comprising a well sized open plan reception/kitchen with built in appliances, two double bedrooms, two bathrooms and a good size hallway with storage.

The apartment is well proportioned giving it a lovely flow and the flat also benefits from a large balcony space and a well kept communal garden.

Tenure

Leasehold

Local Authority

Hackney Council

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.
Telephone: +44 (0) 20 7241 4111.





Essence House, Selsea Place, London, N16
Gross Internal Area 719 sq ft, 66.8 m²

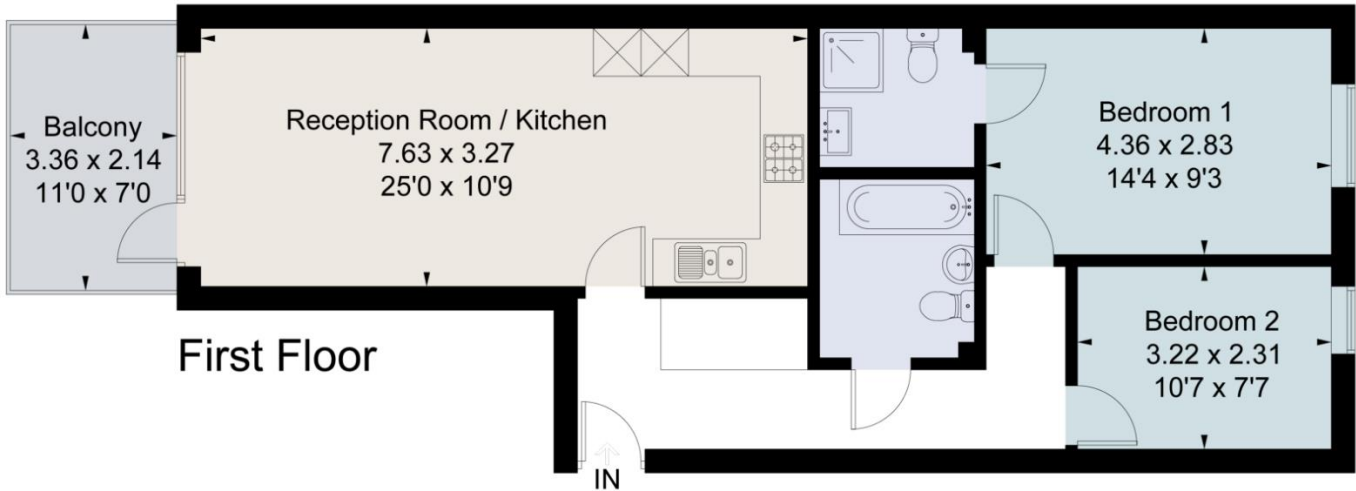


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Approximate Area = 66.8 sq m / 719 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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	

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