

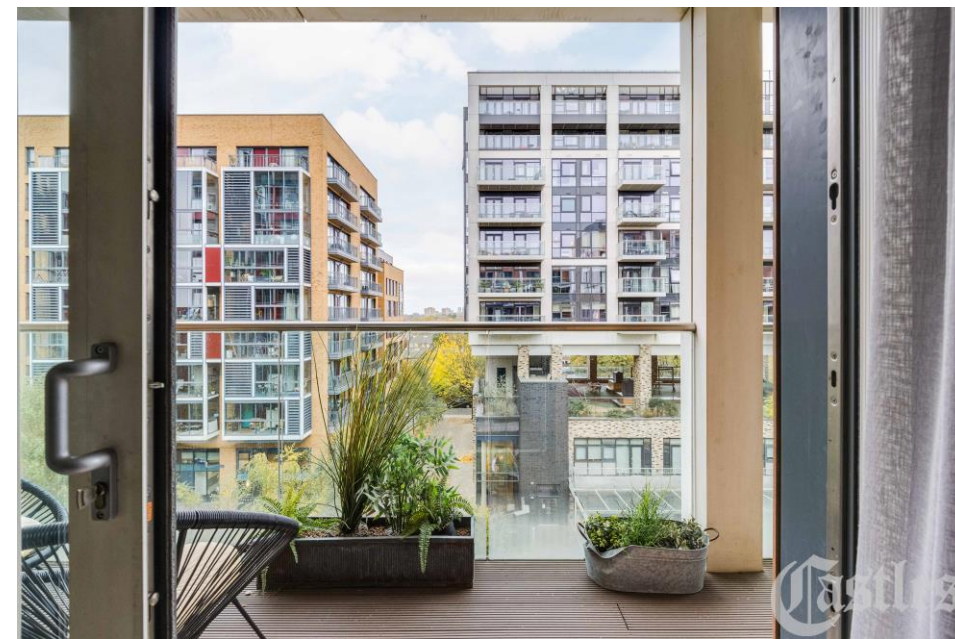


Marley House, Roseberry Place E8 3GD

£450,000

Leasehold

Castles



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Castles Hackney pleased to present this superb one bedroom apartment with a private balcony, set on the fourth floor of Dalston's prestigious development. This property combines style, comfort, and convenience, offering modern urban living in the heart of East London. The apartment features a bright and airy reception/dining area that seamlessly connects to a fully integrated open-plan kitchen, making it ideal for entertaining. The generous, full-width private balcony provides a tranquil space to unwind with views over Dalston Square. The spacious double bedroom includes built-in storage and direct access to the balcony, while the sleek three-piece bathroom suite adds a touch of luxury. Floor-to-ceiling windows throughout the property ensure an abundance of natural light, enhancing its welcoming atmosphere. Residents of Dalston Square enjoy access to premium amenities, including a 24-hour concierge service, a communal roof terrace with stunning city views, and a fully equipped gym exclusively for residents. Situated just moments from the vibrant restaurants, bars, and shops of Kingsland High Street, the property is perfectly positioned for those who love East London's dynamic lifestyle. Popular spots like London Fields, Broadway Market, and Haggerston Park are all within walking distance. The apartment also benefits from excellent transport links, with Dalston Junction and Haggerston Stations close by, offering swift access to Shoreditch, Islington, and the City, along with numerous bus routes that enhance connectivity. This stylish apartment is ideal for anyone looking to enjoy the best of East London living, with easy access to local amenities, green spaces, and superb transport options.

Tenure – Leasehold
Tenure Agreement – 114 years approx
Service Charge – £2225.00 per year
Ground Rent - £370.00 per year
Council Tax - C
EPC – C, 77,77

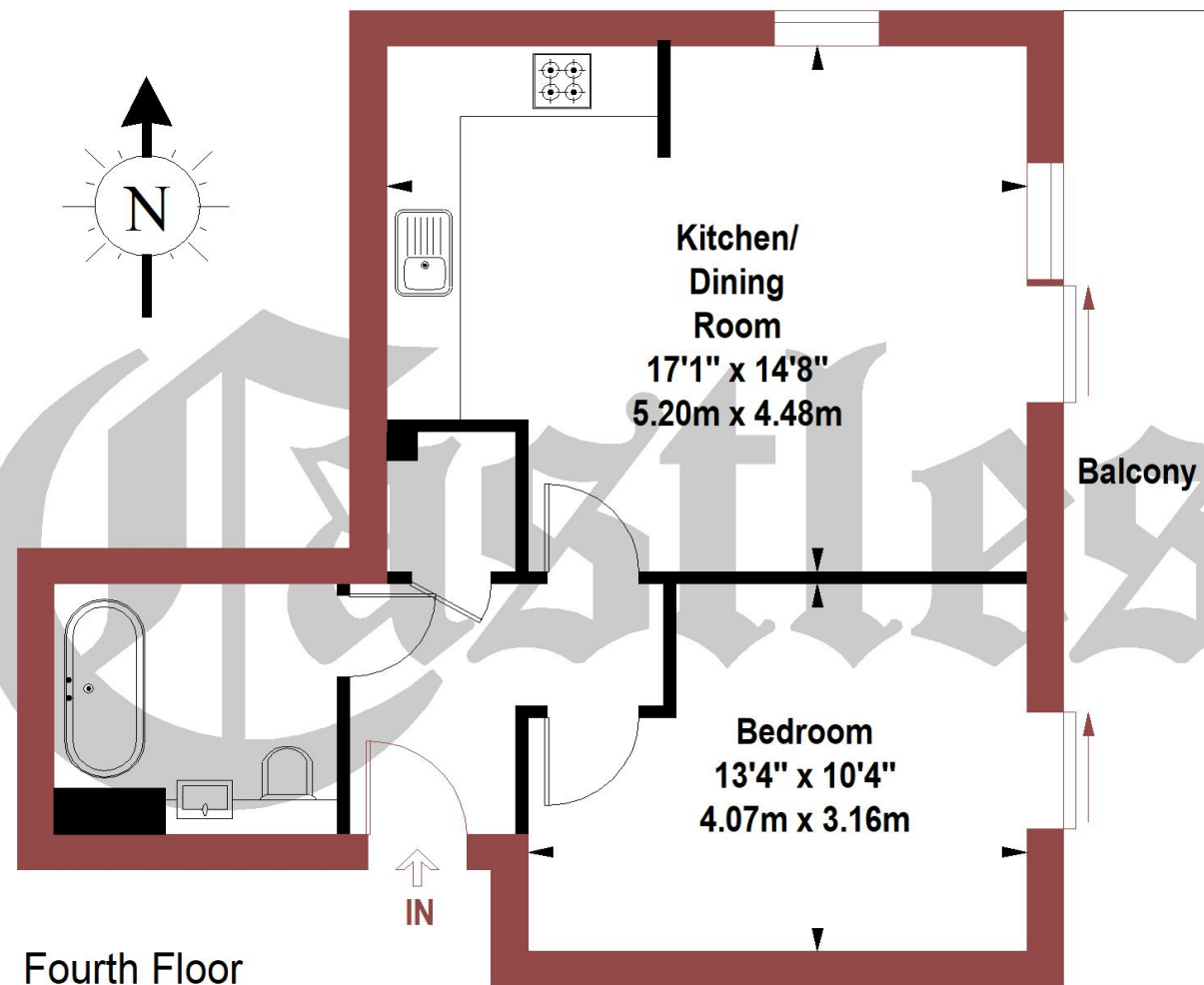
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020 8985 0106
hackney@castles.london



Approx. Gross Internal Area = 44.96 sq m / 484 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

An overview of the area

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

Transport

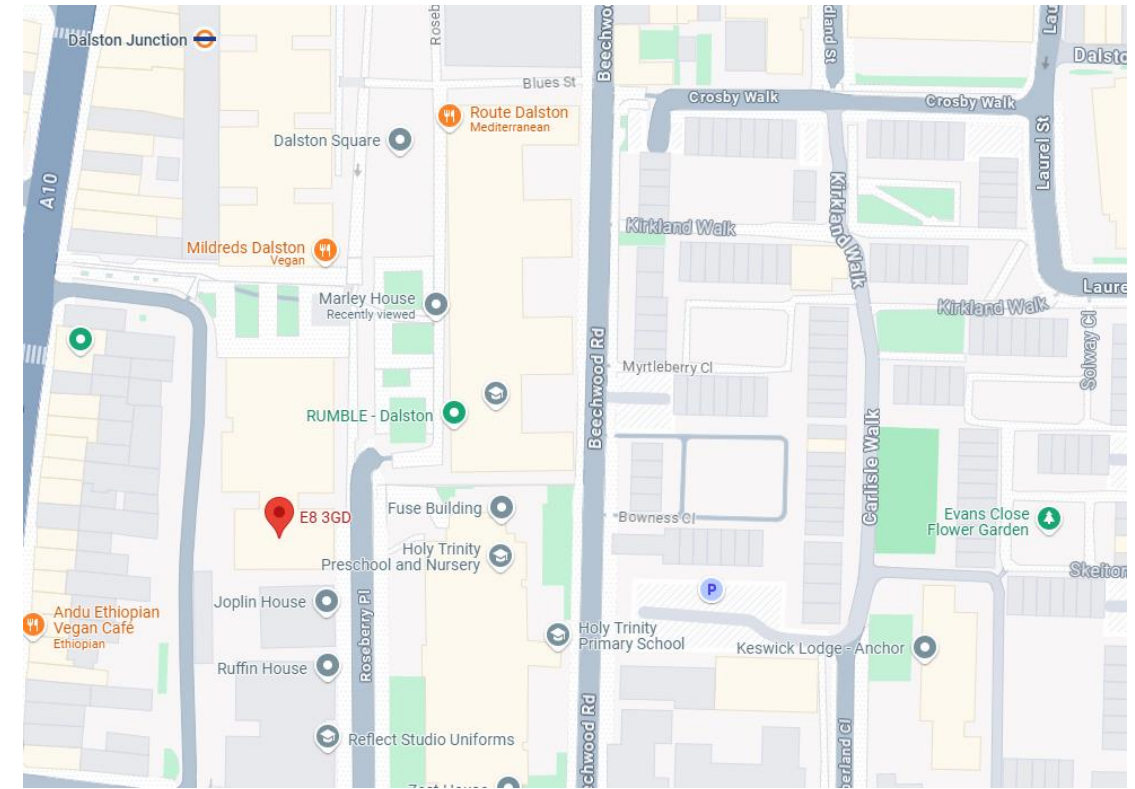
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



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