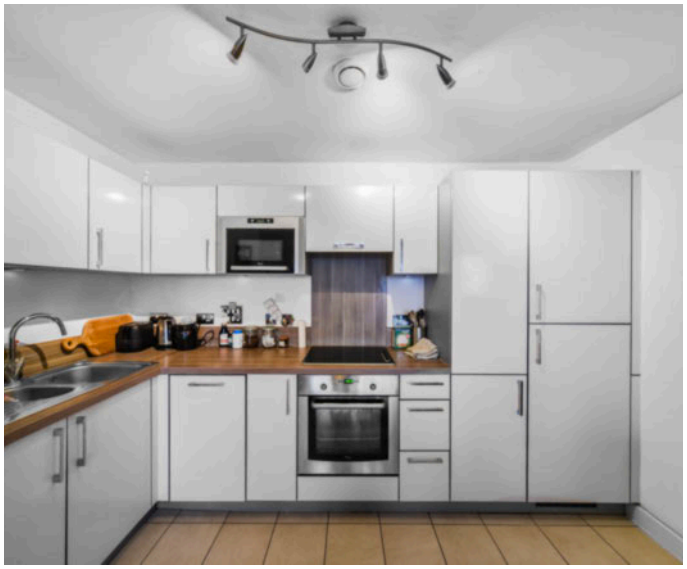






# Collins Tower, Dalston Square, Blues Street, Dalston, E8

Asking price **£650,000** | Leasehold

Chase Evans









# Collins Tower, Dalston Square, Blues Street, Dalston, E8

- 2 Bedrooms
- 2 Bathrooms
- 1 Reception
- Balcony
- Communal Roof Terrace
- Gymnasium
- Local Amenities
- 24-Hour Concierge
- 0.2 MI Dalston Kingsland



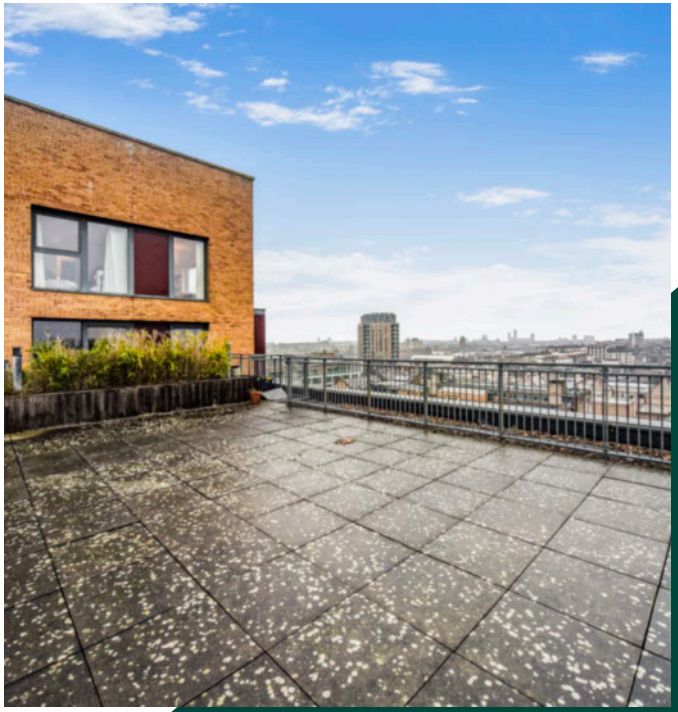
A superb, two bedroom, two bathroom apartment located within the sought-after Collins Tower, Dalston Square E8.

The property features a generous open-plan living and entertaining space, complemented by a sleek, fully fitted and integrated kitchen, full-height glazing, and stylish low-energy wall lighting throughout.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from a modern en-suite. A contemporary family bathroom completes the home, finished with vanity unit storage and recessed down lighting.

Residents enjoy access to an exclusive private gymnasium, a 24-hour concierge service, and a beautifully maintained communal roof garden situated on the 8th floor.

The surrounding area offers an excellent selection of restaurants, cafés, and retail options, including the nearby Kingsland Shopping Centre. Ideally positioned just a one-minute walk from Dalston Junction station, the property benefits from superb transport links via the Overground, providing swift connections to Shoreditch and the City of London.



| | | | |
|---|---|---|---|
| **Tenure:** | Leasehold (108 years remaining) | **Local Authority:** | Hackney |
| **Ground Rent:** | £405 p.a. | **Council Tax Band:** | D |
| **Service Charge:** | £3,859 p.a. | **EPC:** | B |

# Floorplan

775 sq ft | 72 sq m

**COLLINS TOWER, DALSTON SQUARE, E8**

APPROXIMATE GROSS INTERNAL FLOOR AREA 775 SQ.FT (72 SQ.M)




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property 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 and should not be relied upon.