

GAUMONT TOWER

LONDON, E8



1 BEDROOM
£530,000

- 10th Floor
- 24 Hour Concierge
- Residents Only Gym
- Excellent Transport Links
- Approx. 580 sq ft.
- Double Bedroom

info@fraser.uk.com
www.fraser.uk.com

City Office Lettings Office
161 City Road
London, EC1V 1NR
Tel: +44(0) 207 708 6869

FRASER
& Co



Presenting a one-bedroom property located on the tenth floor within the POPULAR Dalston Square development.

The 580 sqft. apartment comprises of a SPACIOUS living/dining room leading onto full height decked balcony. The property further boasts a contemporary fitted kitchen, a white and chrome finished bathroom and a large bright and airy double bedroom.

All residents have access to the landscaped communal ROOF GARDENS on top of each block.

There is 24 hour concierge, on site residents only gym and audio entry system.

Dalston Square benefits from the 'Dalston Junction' station located within the development.

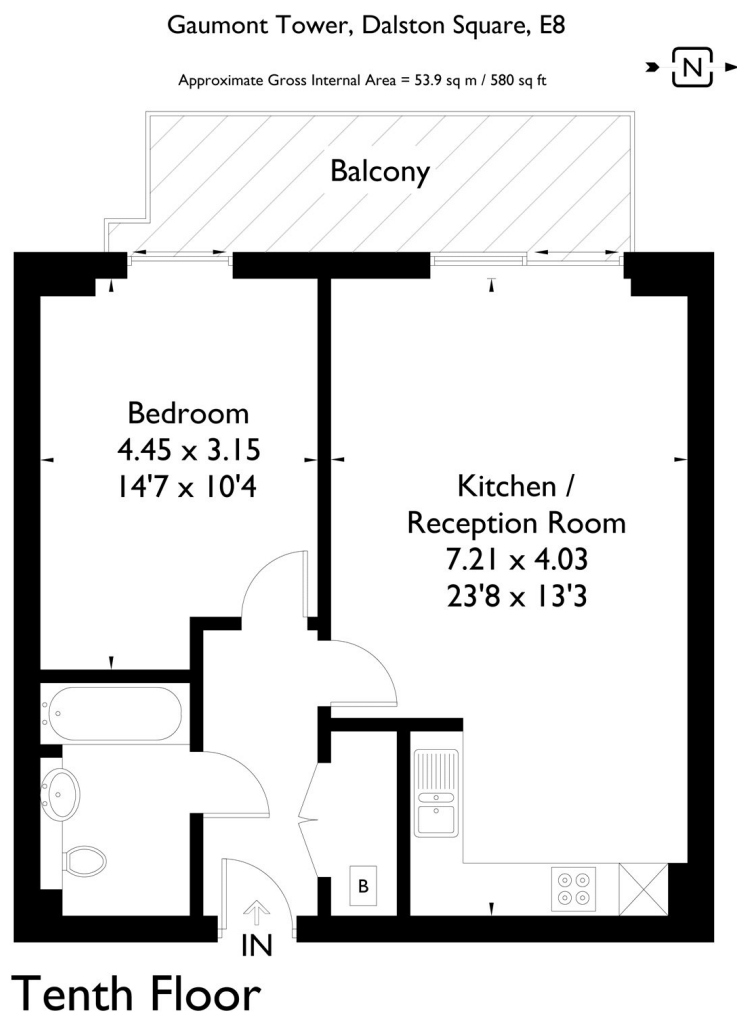
info@fraser.uk.com
www.fraser.uk.com

City Office Lettings Office
161 City Road
London, EC1V 1NR
Tel: +44(0) 207 708 6869

FRASER
& Co

GAUMONT TOWER DALSTON SQUARE E8

Approximate gross
internal area:
**53.9 SQM /
580 SQ FT**



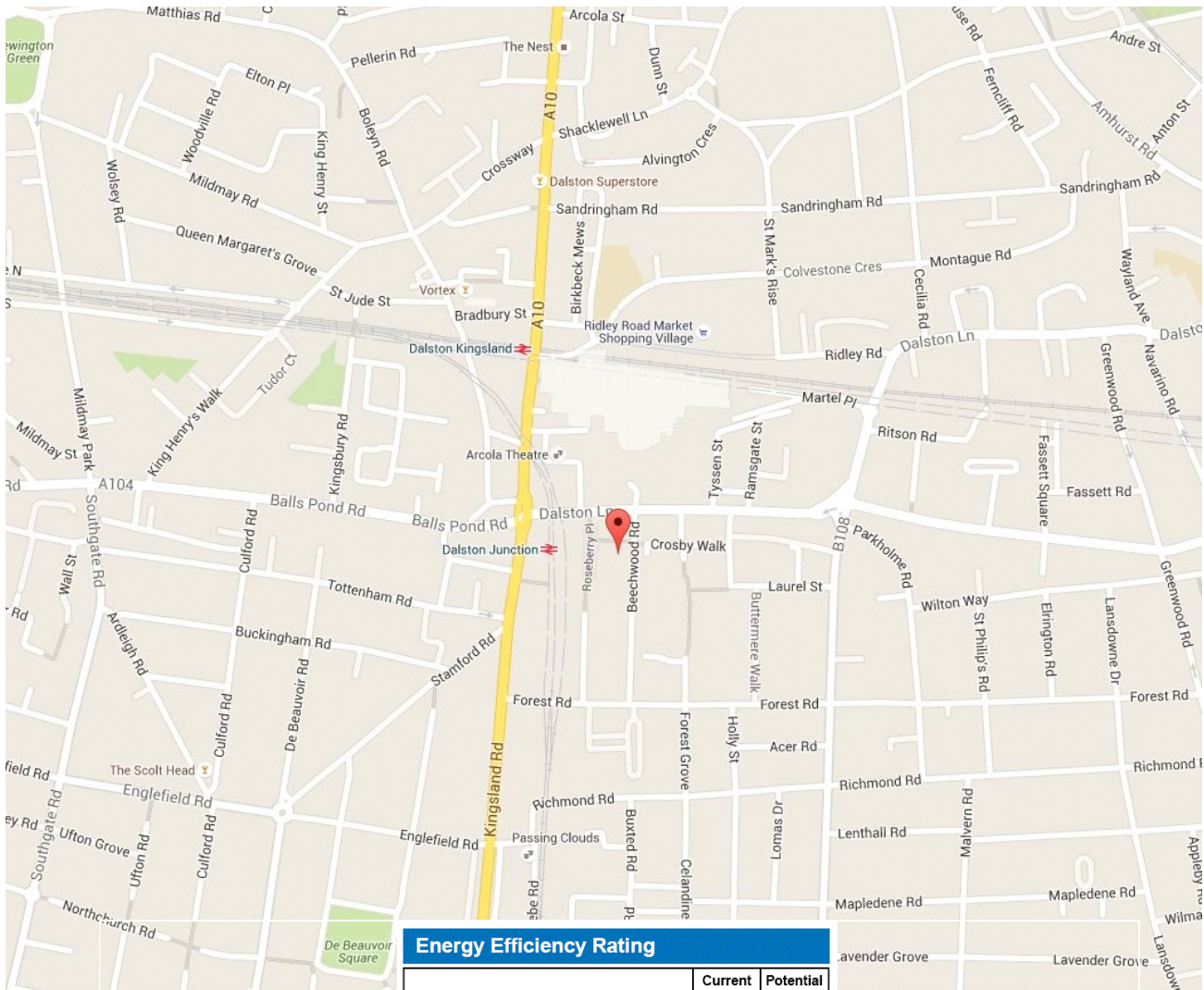
FLOORPLANZ © 2016 0845 6344080 Ref: 159868
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.


Tenure: Leasehold, 116 years
Estimated ground rent: £300 p.a.
Estimated service charge: £1375 p.a.

info@fraser.uk.com
www.fraser.uk.com

City Office Lettings Office
161 City Road
London, EC1V 1NR
Tel: +44(0) 207 708 6869

FRASER
& Co



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	91	92
(81-91)	B		
(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 	

info@fraser.uk.com
www.fraser.uk.com

City Office Lettings Office
161 City Road
London, EC1V 1NR
Tel: +44(0) 207 708 6869

