



Viewing by appointment only  
Allen Goldstein - Bloomsbury  
104 Cromer Street , London WC1H 8BZ  
Tel: 020 7183 4101 Email: [enquiries@allengoldstein.com](mailto:enquiries@allengoldstein.com) Website: <https://www.allengoldstein.com>



ALLEN GOLDSTEIN

# Barretts Grove N16

£1,225 pcm

Beautiful 1 bed in Dalston N16.

## Description

A well-presented and spacious one bed flat with a set within a period building just a 8 minutes' walk to DALSTON KINGSLAND STATION (the flat will undergo refurbishment as needed).

This modern flat comes with a well set open plan kitchen and lounge area. The kitchen comes fully fitted with modern appliances.

The lounge can be furnished with a sofa, coffee table and dining table and chairs.

Adding to the flat is a double bedroom that can be furnished with a double bed, a massive built in three door wardrobe and a chest of drawers.

A modern fully tiled three-piece bathroom with a bath tub and shower head completes this brilliant property.

## Transport Link:

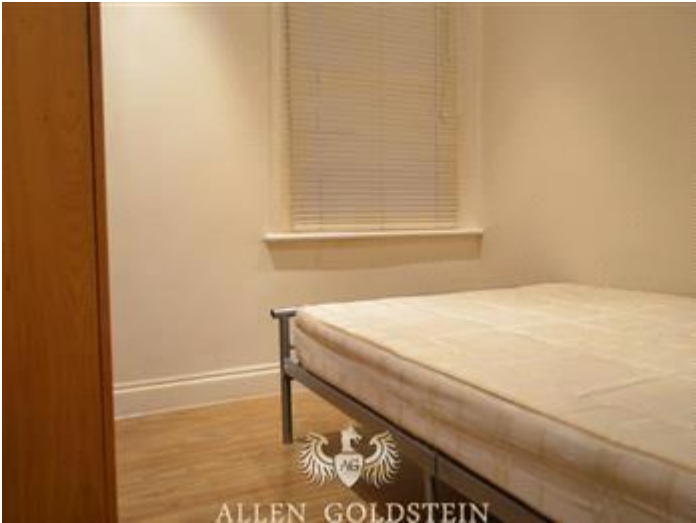
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>74</b>	(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> )		

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