

# Collins Tower, Blues Street, Dalston, E8

Asking Price: £650,000

Benham & Reeves

# Collins Tower, Blues Street, Dalston, E8

2 Bedroom (s) 2 Bathroom (s) Leasehold

A well-presented two bedroom, two bathroom apartment situated on the ninth floor of this sought-after modern development in the heart of Dalston Square. The property benefits from far-reaching, unrestricted views and an abundance of natural light, with well-proportioned accommodation throughout.

The apartment offers a spacious open-plan reception and kitchen area, providing a comfortable space for both living and dining. The property further benefits from two well-proportioned bedrooms, including a principal bedroom with an en-suite bathroom, alongside a separate bathroom and useful storage.

Residents benefit from a range of on-site facilities, including a concierge service, lift, residents' gym, and a large communal roof garden.

Ideally located in the heart of Dalston Square, the property is moments from Dalston Junction and Dalston Kingsland Overground stations, providing convenient connections to the City and West End. Kingsland Road's vibrant selection of restaurants, bars and amenities is also close by, with London Fields and Broadway Market within easy reach.







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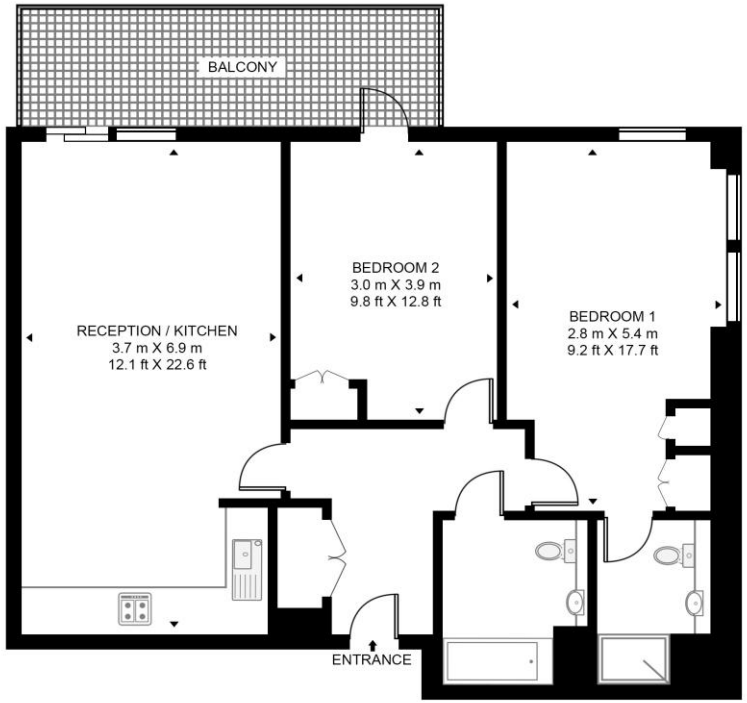
## Property Features:

- Two Bedrooms
- Two Bathrooms
- Ninth Floor
- Unrestricted Far-Reaching Views
- Bright Open-Plan Living
- Concierge & Residents' Gym
- Communal Roof Garden
- Moments from Dalston Junction & Dalston Kingsland Overground Stations
- Chain-Free

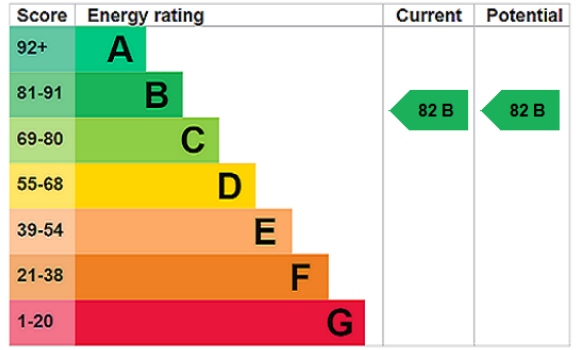
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**COLLINS TOWER**

APPROXIMATE GROSS INTERNAL FLOOR AREA 794 SQ.FT (73.8 SQ.M)




NINTH FLOOR




This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

| | |
|---|---|
| Asking Price: | £650,000 |
| Tenure: | Leasehold<br>Expires 03/11/2134<br>Approximately 108 Years Remaining |
| Ground Rent: | £405.00 (per annum)<br>for the year 2026 |
| Service Charge: | £3,859.00 (per annum)<br>for the year 2026 |
| Anticipated Rent: | £3,200.00 pcm<br>Approx. 5.9% Yield |

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: NWH250086

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