

Kinetica Apartments - Tyssen Street - E8 2FE



The images are for illustrative purposes only

Introducing Kinetica, an inspirational new building of one, two and three bedroom apartments. The fourteen storey tower features a 20m vertical wind turbine to produce its own renewable energy contribution. Outdoor space is well-utilised: private balconies for many, a roof terrace with play area for communal enjoyment, a green roof and a brown roof for urban wildlife.

Located on Ramsgate and Tyssen Street, just off of Dalston Lane, Kinetica is just an eight minute walk from the existing Dalston Kingsland station on the London Overground line. Hackney Downs station is little more than 15 minutes walk to the east.

The East London line extension will bring a brand new tube station to Dalston Junction which will mean that by 2010 (its projected opening date), residents of Kinetica will have excellent options for rail transit. Frequent bus services run on Dalston Lane, Kingsland High Street and Balls Pond Road, offering fast and efficient routes into the City and West End.

Hackney is a vibrant cutting edge scene with a reputation for arts; the Hackney Empire is close by and there is a wide selection of restaurants and bars stretching from Mare Street through London Fields Park to Broadway Market. Hackney also boasts more green open space than any other London Borough, London Fields Park and Hackney Downs are within walking distance. Viewing by appointment. Please call 0207 241 4111.

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Apt No.	Floor	Beds	Baths	Sq. Ft.	Outside Space	Aspect	Estimated Rentals Per Week	Asking Price
5	2	3	2	822	Balcony	North East & South East	£400	£350,000
15	4	3	2	822	Balcony	North East & South East	£410	Reserved
25	6	3	2	822	Balcony	North East & South East	£420	£380,000
26	7	2	2	777	Balcony	North West & South West	£350	Reserved
30	7	3	2	822	Balcony	North East & South East	£425	£385,000
35	8	3	2	822	Balcony	North East & South East	£425	£390,000
36	9	2	2	777	Balcony	North West & South West	£360	Reserved
37	9	1	1	440	No	North	£275	£260,000
39	9	1	1	440	No	North	£275	£260,000
40	9	3	2	822	Balcony	North East & South East	£430	£395,000
41	10	2	2	777	Balcony	North West & South West	-	Reserved
50	11	3	2	822	Balcony	North East & South East	£435	Reserved
53*	13	3	2	942	Terrace/Balcony	North West & South West	£500	Sold
54*	12/13	2	2	925	Terrace	North Facing Terrace	£495	£460,000
55*	12/13	2	2	925	Terrace	North Facing Terrace	£495	£460,000
56*	13	3	2	985	Terrace/Balcony	North East & South East	£500	Reserved

Estimated completion – April/June 2010

*Premium Specification Apartments

Reservation Deposit: £2,000

Lease: 125 years

Management Charges: 1 bed £1,100 pa approx. - 2 beds £2,000 pa approx. - 3 beds £2,400 pa approx.

Ground Rent: £200 - £250 - £300 pa for 1, 2 and 3 beds respectively. Plus £50 per parking space