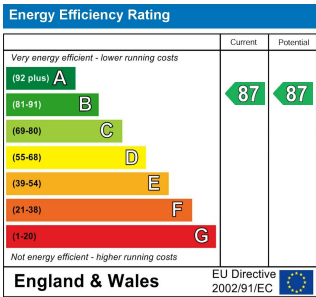
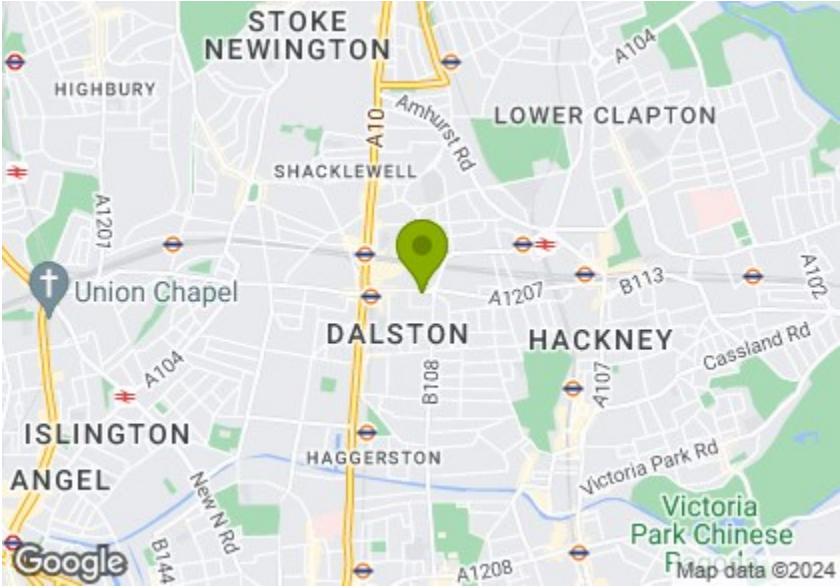


Dalston Lane, E8



Total Area: 58.8 m² ... 633 ft²
All measurements are approximate and for display purposes only



DALSTON LANE, DALSTON

Offers In Excess Of £575,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- Beautifully Presented
- Top Floor
- Over 630 sq.ft
- Private Balcony
- Beautiful London Views

A sublimely sumptuous one bedroom apartment perched on the top floor of a low-rise development set back from Dalston Lane. You're in pole position here, with all this burgeoning East London neighbourhood has to offer mere moments away.

Your south-facing balcony offers jasmine infusing the air in warmer months plus splendid views of the famous City skyline.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

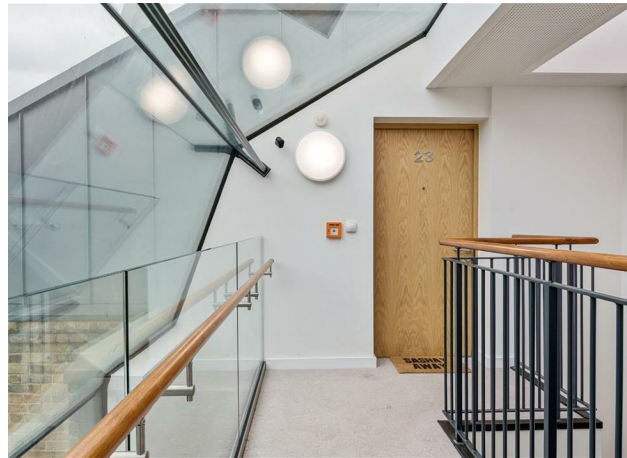
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IF YOU LIVED HERE...

You'll be dining and reclining with friends and family in your huge 350 square foot open plan living space. It's beautifully illuminated courtesy of a triple set of south-facing windows and when night falls, spotlights twinkle overhead. Your dining area looks straight out over the City, with blonde hardwood floors underfoot, while a tower radiator sits by the patio doors opening out to that beautiful balcony.

The kitchen area's just as impressive with its smart suite of white units housing seamlessly integrated appliances below matt grey countertops, while to the rear, utilities are cleverly set within storage space for a gloriously uncluttered aesthetic. Head through the hallway and your bathroom comes decked out in a shower over the tub and an under and overlit mirror. Lastly, your bedroom's a covetable 180 square foot king nestled in the eaves and home to lush green views, built-in storage and plush carpet.

Outside, and Dalston Junction and Dalston Kingsland stations are both less than six minutes' walk. Dalston Junction overground will speed you to Highbury & Islington in two stops for a quick swap to

the Victoria line, putting the West End within half an hour door-to-door. Alternatively, Dalston Kingsland station will whisk you to the cutting edge environs of Hackney Wick before planting you directly at Stratford for the Olympic Park, Westfield mega mall and the Elizabeth line (which you can also access quickly via Whitechapel).

WHAT ELSE?

- There's so much to see and do on Kingsland Road and Stoke Newington's just a quick bus ride away. But right on your doorstep is the inimitable Little Duck the Picklery restaurant and your new local just has to be landmark pub The Victoria for its incredible live music.
- Fitness goals? There's a choice of nearby places to work up a sweat. Crossfit Dalston is three minutes' walk and the London Fields Lido (heated) is half a mile away.
- While we're on the subject, London Fields is an oasis of calm and well worth a visit for picnic perfect wide open greenery and delicious street food.



A WORD FROM THE OWNER...

"Our apartment within the idyllic and secluded Dalston Lane Terrace has been a brilliant home for us over the past 5 years. We often had friends and family over to enjoy the uninterrupted views of London! We're so lucky to have had a private south-facing balcony, which is an amazing suntrap all year round. While the hustle and bustle of Kingsland Road is just a couple of minutes walk down the road, this development within the Dalston conservation area feels a whole world away. All the amenities you could want are still on your doorstep though, including award-winning restaurants, bakeries and bars (think Angelina's, Dusty Knuckle, Violet's and Three Sheets). For green space, the Dalston Curve Garden is just across the road and London Fields is less than a ten minute walk away. Our neighbours are wonderful and there is a great community spirit here. It was always so easy to find someone to help out with D.I.Y. or to look after Napoleon, our cat, when we were away. We'll be sad to leave but it's time for the next chapter!"

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Bedroom
12'9" x 13'9"



Bathroom
6'10" x 6'10"

Reception Room / Kitchen
20'4" x 17'4"

Balcony

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