

Total Area: 61.5 m² ... 662 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception
12'4" x 12'9"

Kitchen
9'1" x 7'4"

Bedroom
12'4" x 9'10"

Bedroom
8'4" x 12'9"

Bathroom
4'11" x 5'0"

WC

Storage

Storage



SHACKLEWELL LANE, HACKNEY

Asking Price £425,000 Leasehold
2 Bed Flat

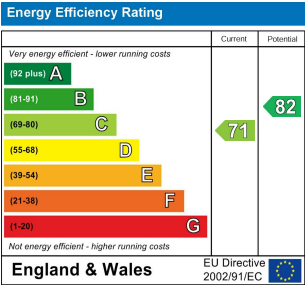
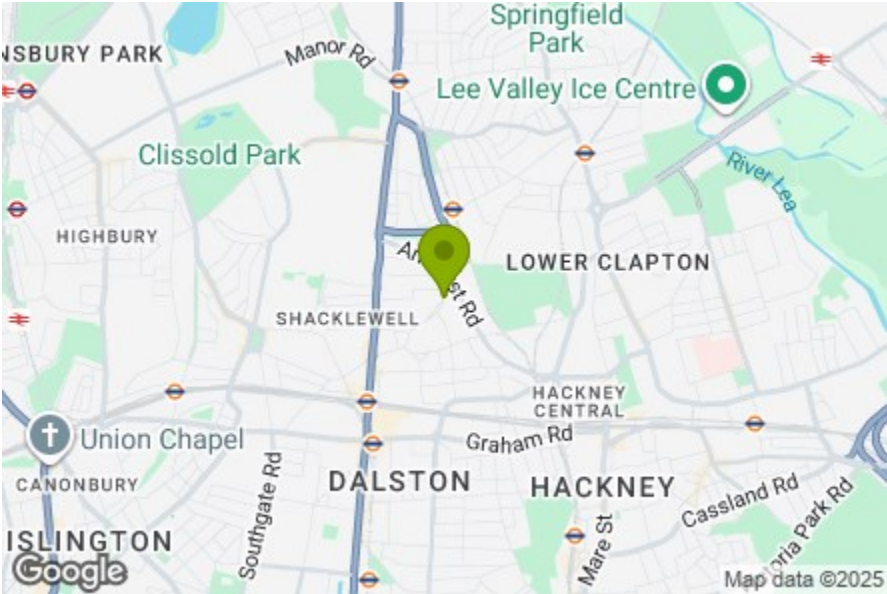


Features:

- Two Bedroom Apartment
- First Floor
- Recently Renovated
- Moments Away from Dalston Kingsland
- Chain Free
- Shacklewell Lane Location

This recently renovated first floor apartment combines contemporary style with practical living, offering two well-proportioned bedrooms and a thoughtfully finished interior. Situated within a well-kept development, it presents an appealing choice for those looking for a home that is ready to move into without the need for further work. The property is also offered chain free, providing additional peace of mind and a straightforward purchase. With Dalston Kingsland just moments away, you are perfectly placed to enjoy the area's vibrant atmosphere, excellent dining and shopping options, and the convenience of strong transport links across the city.

REQUEST A VIEWING
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IF YOU LIVED HERE...

A classic red-brick façade fronts the building, its neat rows of windows giving the exterior a timeless sense of character and rhythm. Stepping inside, the hallway makes a welcoming first impression, with light finishes and wood-effect flooring that continues through the apartment. Two built-in cupboards provide handy storage while the space opens effortlessly to the main rooms. The reception is generously proportioned and naturally bright, with dual aspect windows drawing in plenty of daylight. Softly toned walls and flooring create an elegant calm, while the layout works perfectly for both relaxed evenings and entertaining. The kitchen lies just beyond, designed in a contemporary style with clean cabinetry and a large window that enhances the sense of light, making the space both practical and uplifting. Both bedrooms provide peaceful retreats, designed with a straightforward layout that makes them easy to adapt. One features a wide window and a calm, restful setting with plenty of scope for personal touches. The other benefits from windows on two sides, allowing natural light to filter through the space and create an uplifting, airy atmosphere. The bathroom is centred around a bath with overhead shower, enhanced by white finishes and a tall window that brings brightness to the room. A separate WC sits alongside, finished in the same crisp palette with tiled walls reflecting the natural light, ensuring the space feels clear and uncluttered.

Outside of the home, the neighbourhood is alive with pubs, restaurants and cafés, offering endless choice for both everyday stops and evenings out. DNA Café and Bar is a favourite for its relaxed atmosphere and excellent coffee, while the Hand of Glory is a welcoming spot to enjoy a drink in characterful surroundings. Dining options are equally impressive, from Cirrik 19 Numara Bos with its authentic Turkish flavours to the Michelin-starred Casa Fofa serving inventive tasting menus. For something more casual, Ridley Road Market adds a vibrant mix of fresh produce, global flavours and a lively community spirit. Green spaces are close at hand too, with Hackney Downs Park offering wide lawns, leafy paths and sports courts, while London Fields brings the energy of its bustling lido, weekend markets and the ever-popular Pub on the Park.

WHAT ELSE?

Connections are excellent here, with Rectory Road station less than ten minutes' walk away, offering quick links into the city. Dalston Kingsland can be reached in around thirteen minutes, connecting easily to the Overground network. A little further on lies Dalston Junction, placing Canary Wharf, Highbury & Islington and other key destinations within comfortable reach, making travel smooth and straightforward for both work and leisure.



WORD FROM THE EXPERT...

I feel right at home living in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart.

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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