

Third Floor

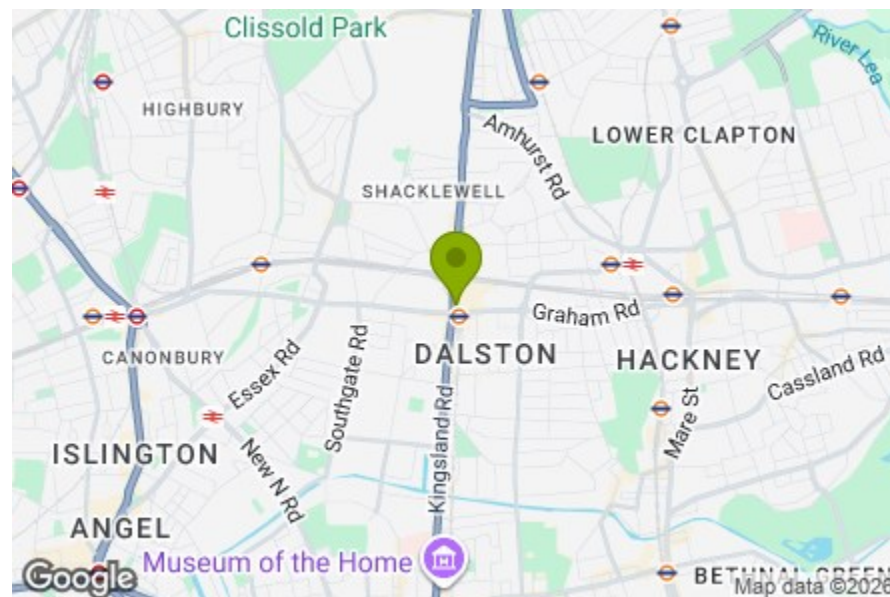
Total Area: 52.0 m² ... 560 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Reception / Kitchen
10'2" x 29'7"

Bedroom
10'7" x 14'0"

Bathroom
6'5" x 6'5"

Balcony
11'9" x 5'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



KINGSLAND HIGH STREET, DALSTON

Asking Price £450,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Apartment
- Beautifully Presented
- Over 550 sq.ft
- Incredible Location
- Between Dalston Kingsland and Dalston Junction
- Chain Free

Set in an incredible location between Dalston Kingsland and Dalston Junction, this beautifully presented one-bedroom apartment offers over 550 sq. ft of stylish, well-designed living space. With a bright open-plan layout, private balcony, and contemporary finishes throughout, it's a home that perfectly balances comfort and city living. Positioned right in the heart of one of East London's most vibrant neighbourhoods, you'll have an exciting mix of culture, dining, shopping, and green spaces all within easy reach. Whether you're a first-time buyer or looking for an investment, this apartment delivers on both lifestyle and location.

REQUEST A VIEWING
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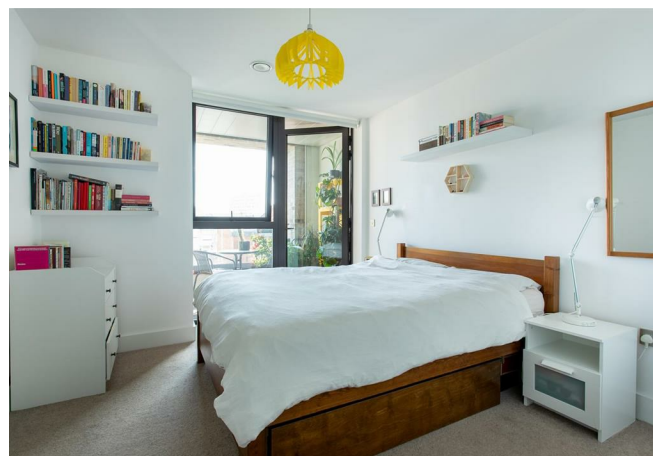
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IF YOU LIVED HERE...

This impressive contemporary development is defined by its clean brick façade, expansive windows, and private balconies, offering a dynamic blend of urban living and architectural character in a lively setting.

Residents benefit from beautifully maintained communal gardens with landscaped beds, mature trees, and paved walkways – a rare oasis of calm amid the surrounding energy. The lobby continues the polished atmosphere, greeting residents and guests with striking artwork, quality finishes, and a welcoming feel.

Step inside the apartment to a generous hallway with wood laminate flooring, complete with a large double-door wardrobe and a deep storage cupboard – ideal for coats, shoes, and household essentials. The open-plan reception and kitchen is bathed in natural light, thanks to large windows and a glazed door leading to the balcony. It's equally suited for unwinding or entertaining, with crisp white cabinetry and integrated appliances completing the kitchen's streamlined look.

The bedroom is bright and well-proportioned, featuring a built-in wardrobe and a large glazed door with full-length window opening onto the balcony – a perfect spot to enjoy sweeping views over the vibrant Ridley Road Market below. The bathroom has a fresh, modern finish, with a full-size bath, overhead shower, glass screen, and a

wide mirrored wall enhancing the sense of space.

Set in the heart of Dalston, you're surrounded by some of East London's most iconic destinations. The historic Rio Cinema offers art deco charm, while Ridley Road Market bustles with colourful stalls and global flavours. Food lovers will appreciate acclaimed restaurants like Casa Fofó and classic East End pubs such as The Three Compasses. The weekend energy of Broadway Market is close by, perfect for browsing independent shops and sampling street food. For green space, Hackney Downs Park offers wide lawns, sports facilities, and a welcome retreat from the city.

WHAT ELSE?

With Dalston Kingsland and Dalston Junction stations practically on your doorstep, you're perfectly positioned for effortless connections across London. Overground services whisk you to Shoreditch, Highbury & Islington, Stratford, and beyond, while nearby Hackney Downs offers direct trains into Liverpool Street. Whether commuting or exploring, this address puts the best of the city within easy reach.



A WORD FROM THE OWNER...

"We have lived here for over seven years and loved every minute. The location is excellent – we have everything we could possibly need within walking distance – and it's a great space for entertaining before heading out to explore some of the best restaurants, pubs and nightlife that we have on our doorstep. Huge windows mean our flat is flooded with light year-round, and we love gazing out at such a big sky and the fact we're not overlooked. Triple-glazing and top-drawer insulation means it's unusually peaceful and something of a retreat that's still in the heart of the action. And despite having neighbours adjacent, above and below us, we never hear them, which is priceless. Our fellow residents are a friendly bunch and a text message away if you need to borrow something or drop off a key. We feel very safe here. And the people watching? Simply unparalleled!"

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