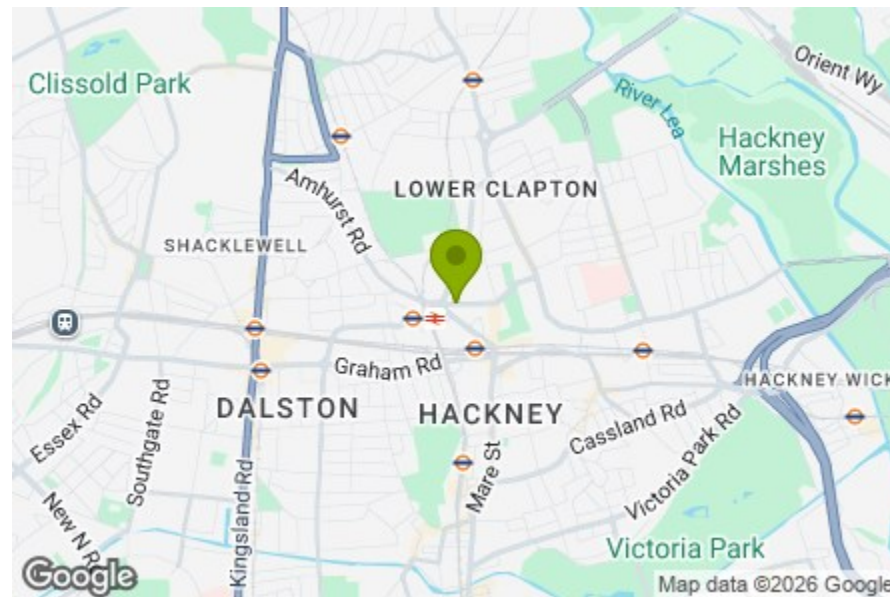


Total Area: 69.4 m² ... 747 ft² (excluding balcony)
All measurements are approximate and for display purposes only

- Kitchen
10'2" x 7'0"
- Reception Room
11'4" x 17'0"
- Bedroom
9'1" x 12'11"
- Bedroom
8'10" x 16'10"
- Shower Room
4'9" x 7'1"
- Bathroom
6'6" x 7'1"
- Balcony



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(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	

DALSTON LANE, HACKNEY

Offers In Excess Of £550,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- Two Bathrooms
- Beautifully Presented
- Moments from Hackney Downs
- Short Walk to Hackney Central and Mare Street
- Private Balcony
- Residents' Gym
- Concierge

Situated in the heart of Hackney, surrounded by incredible amenities, transport links and a surprising amount of green space, this two-bedroom, two bathroom apartment has been beautifully designed throughout.

As well as the stylish interiors, there's a large private balcony, bike storage, residents' gym and concierge - a game-changer if you've never had one before.

REQUEST A VIEWING
0208 520 3077

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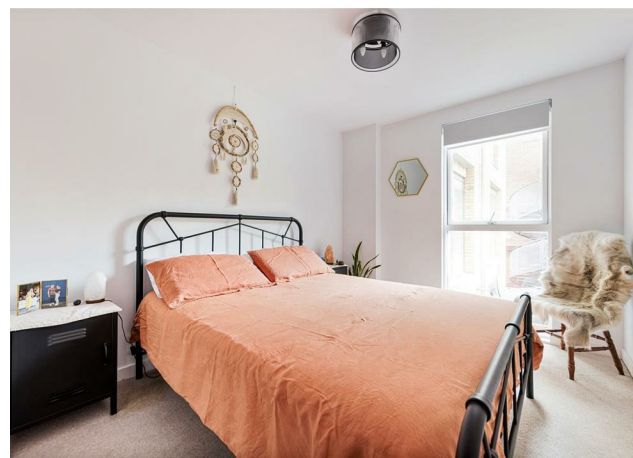
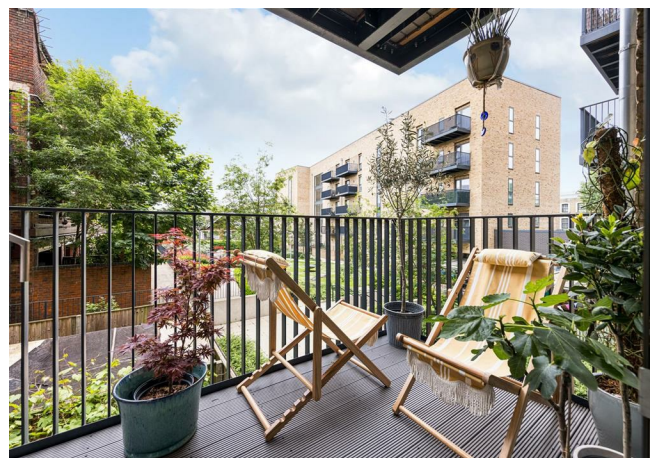
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IF YOU LIVED HERE...

Spread out over 747 square feet, this is a home to love from the moment you move in. It's been beautifully finished, so settling in will be a breeze - and the spotless decor will act as the perfect blank canvas as you start to unpack.

The open plan reception/kitchen is full of natural light thanks to the generous balcony doors. The kitchen area is sleek and modern, with smart units and integrated appliances. Both bedrooms are doubles, and the master has its own spotless ensuite complete with a walk-in shower. There's another modern bathroom off the spacious hallway, this time with an over-tub shower.

There's plenty of storage space throughout, including convenient built-in cupboards in the hallway. You'll love relaxing on your spacious balcony, or the other extreme, putting in a workout in the residents' gym. There's bike storage, which will be handy given the excellent cycle infrastructure, and a concierge - the ultimate convenience.

As for beyond, this is a brilliantly thriving part of Hackney, with incredibly easy access to London Fields, Clapton and Victoria Park. Your local pub is the

wonderfully iconic Pembury Tavern, while The Vincent is just as close and will be your go-to for brunch. Only slightly further away you'll find Casa Fofó - a great spot for fine dining. Even meat eaters will love Temple of Seitan, a vegan restaurant ten minutes away.

Transport is plentiful in this area with some excellent bus routes nearby, including the 55 and 38 into central London, as well as Hackney Downs station very close by, which is served by the Overground.

WHAT ELSE?

- The Hackney Picturehouse cinema is just 10 minutes away on foot and has a brilliant selection of blockbusters and indies alike, as well as a great cafe bar. The legendary Hackney Empire is also nearby.
- Despite all the urban buzz, this area has a surprisingly large amount of green space. Hackney Downs Park is a stone's throw away, while London Fields is strolling distance, with its much-loved lido. Victoria Park is a short stretch further - and home to some internationally renowned festivals including All Points East Festival and Field Day.
- If you want to ramp up your nightlife, you'll be delighted to find that MOth club and Oslo are close by - two excellent live music venues.



A WORD FROM THE EXPERT...

"I feel right at home 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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