



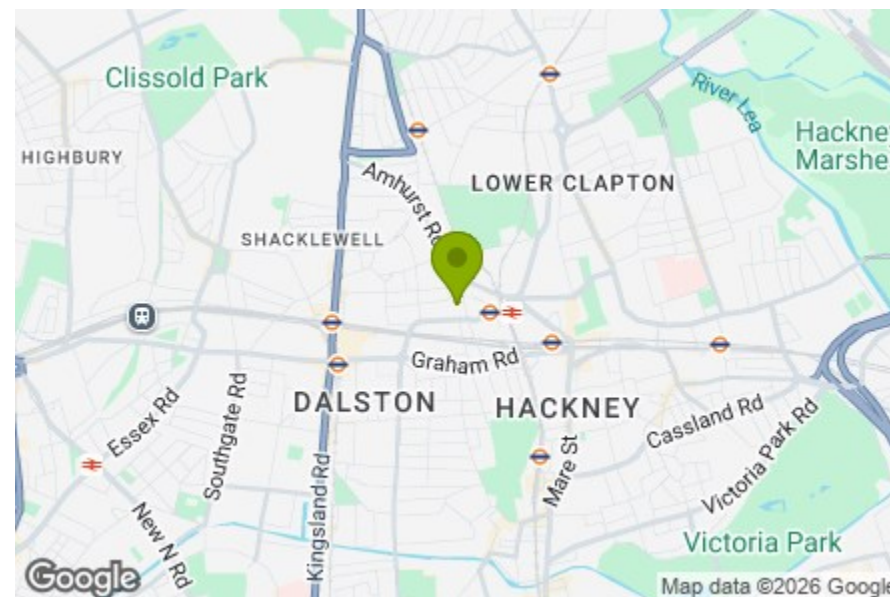
Kitchen/Lounge/Diner  
13'10" x 19'8"

Balcony

Bedroom  
12'11" x 11'7"

Bathroom  
6'10" x 7'6"

Total Area (Excluding Balcony): 50.0 m<sup>2</sup> ... 538 ft<sup>2</sup>  
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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	80	80
	EU Directive 2002/91/EC	

## DALSTON LANE, HACKNEY

Offers In Excess Of £375,000 Leasehold  
1 Bed Flat



### Features:

- Spacious One Bedroom Apartment
- Chain Free
- Moments From Hackney Downs Park
- Short Walk To Hackney Downs Station
- Private South Facing Balcony

This chain-free one bedroom apartment sits on Dalston Lane in a lively, well-connected part of Hackney, with Hackney Downs Park nearby and excellent links into the city. It's a part of East London that balances everyday convenience with a strong local identity, making it easy to feel at home.

**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

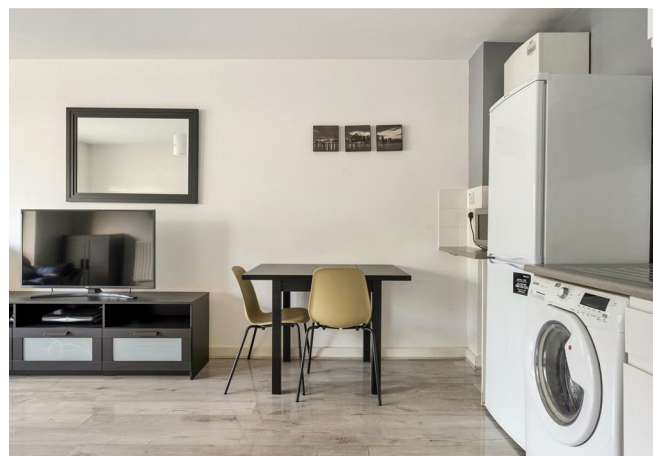
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**IF YOU LIVED HERE...**

A bright and well-proportioned home, the heart of the apartment is the generous open-plan kitchen, lounge and diner, stretching to just under twenty feet. There is plenty of room here to relax or work from home, with pale flooring, simple finishes and wide doors opening to the balcony adding to the calm, uncluttered feel.

The private south-facing balcony is a lovely extension of the living space and brings in an extra sense of openness. It offers a quiet spot for morning coffee or an evening breather, while the bedroom is set separately from the main living area, with plenty of wardrobe storage. The bathroom sits just off the hall, making the space feel straightforward and easy to live in.

Overall, this is a well-sized apartment with a natural balance between simplicity and comfort.

**WHAT ELSE?**

Acme Fire Cult, The Dusty Knuckle and Little Duck The Picklery are all close by, giving you some excellent local options when you want to eat out or pick up something special.

Hackney Downs Park is moments away, so you have proper green space nearby for a walk, a run or a slower start to the weekend.

Dalston Kingsland and Hackney Downs stations are both within easy reach, and bus routes from Kingsland Road run directly into Central London.



**A WORD FROM THE EXPERT...**

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart!"

EVA BOUZAKI  
HACKNEY BRANCH MANAGER

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