



LOVE LIVING
HACKNEY



Gaumont Tower Dalston Square, Hackney, E8 3BQ

£535,000





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- Modern apartment
- Residents gymnasium
- Excellent transport links
- Private roof terrace and separate large communal terrace
- 24 hour concierge service
- EWS1 compliant

The Home -

This modern one-bedroom apartment is located in Gaumont Tower in the heart of Dalston. Flooded with natural light thanks to floor to ceiling, double glazed windows. A contemporary open-plan living and kitchen area opens out onto the private roof terrace, there is also a large communal terrace with far reaching views across London. The well-proportioned bedroom has ample storage and also opens out onto the terrace via more floor to ceiling banks of glazing. There is a private resident's gym, a 24-hour concierge service and access to communal gardens. Situated perfectly between Dalston, Islington, De-Bauvoir, Hackney Central and Newington Green, Dalston Junction and Kingsland stations are moments away, providing excellent transport links.



The Indoors

Entered via the communal hallway, underfoot we have wooden flooring, there are doors leading to the bedroom, bathroom, a large storage cupboard and the main living space. The open plan kitchen/reception room is a great size and the natural light floods in through dual aspect, floor to ceiling, double glazed windows, the private roof terrace is accessed through a double glazed, floor to ceiling door. The modern kitchen has plenty of worktop space, cupboard space, an integrated oven, hob, microwave, fridge, freezer, washing machine and dishwasher.

The bedroom is a fantastic size with plenty of space for wardrobes and carpet under foot. Sliding double glazed doors open out onto the private roof terrace. The bathroom has ample cupboard space, hand basin with large mirror above, bath with shower attachment and W.C.

The Outdoors

The private roof terrace is a great space for alfresco dining, morning coffee or an evening drink. There is also a much larger communal terrace that is conveniently just behind the private terrace, from here there are panoramic views over the city.

Loving The Location

The apartment is situated perfectly between Dalston, Islington, De-Bauvoir, Hackney Central and Newington Green. Close by is the entrance to Ridley Road market, considered by many to be the





beating heart of Dalston's community. It has run every Monday to Saturday since the 1880s and includes over 150 stalls, offering fresh produce from around the world. Dalston has an eclectic range of bars, restaurants, cafes and lifestyle including Oren, Popo's Bagels, Brilliant Corners, Mangal II and many excellent pubs including the Hunter S and The Duke of Wellington.

Newington Green is a short walk away, at the heart of which is a four-way junction where Stoke Newington, Canonbury, Dalston and Green Lanes meet. Residents love Newington Green because of the close community and village atmosphere. Plenty of tree-lined residential streets just off the main thoroughfare lead to a plethora of fantastic cafes, bars and restaurants, some of the highlights include the ever popular Jolene, Yield wine bar and the lady Mildmay pub. If you like to eat, drink and be merry, you're in for a treat here, it's approach road are sprinkled with bustling cafés, lively, dog-friendly pubs, and popular independent shops. The fresh veg from Newington Green Fruit & Vegetables. The north-east London postcode is high in demand and is awash with creativity, boutique shops and the latest restaurants.

Dalston Junction and Kingsland stations are moments away, providing transport links on the east/west and south-bound branches of the London Overground. Nearby Hackney Downs station provides links to Liverpool Street in less than ten minutes. Buses run regularly to London Bridge and the City from nearby Kingsland Road.

Directions





Floor Plans



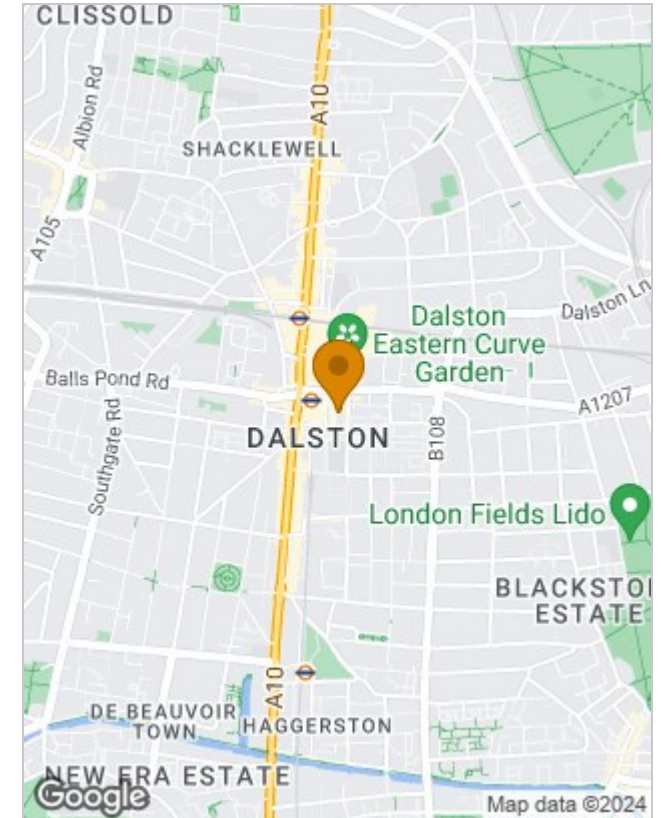
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	81
(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	