



LOVE LIVING

HACKNEY



Flat 29, Essence House Selsea Place, London, N16 8BE

£700,000



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£700,000

Flat 29, Essence House Selsea Place

London, N16 8BE

- Moments from Dalston Kingsland and Dalton Junction Overground stations
- En-suite shower room
- Modern development
- Balcony view
- Open plan living and kitchen area
- Located in the heart of Dalston

The Home -

Welcome to this modern development located in the heart of Dalston, where edgy style meets comfort and every detail has been thoughtfully designed to create an inviting and captivating living experience. As you enter, you're welcomed into a hallway that effortlessly connects all the spaces on a single floor, making the home both accessible and neatly organized. The atmosphere is immediately warm and homey, setting the tone for the fresh and stylish interiors that lie ahead. Commuters will appreciate the proximity to two overland stations and a twenty-minute bike ride to Liverpool Street.



The Indoors-

At the heart of the home, the open-plan kitchen and living room invites you in with its flood of natural light and airy ambiance. The stylish kitchen, featuring modern fixtures, not only possesses a built-in oven and integrated fridge freezer but also discreetly houses additional top-of-the-line appliances like a dishwasher, washing machine, and microwave, ensuring both convenience and elegance. This thoughtfully designed space blends into the living area, where laminated flooring and a wooden dining set add warmth creating a perfect environment for both everyday living and entertaining.

Adjacent to the living area is the first bedroom, which mirrors the light, airy atmosphere of the other rooms. With built-in storage and a focus on space and natural light, this room is versatile and ready to be tailored to your personal taste, making the home uniquely yours. Next to the first bedroom, the main bedroom awaits, offering a breezy ambiance filled with abundant natural light. Designed for ultimate comfort, this room has space for a double bed, traditional heating, and an en-suite bathroom featuring a walk-in shower and chic tiled walls, providing a perfect blend of style and function. Though it may appear cosy at first glance, this is the largest bedroom, with ample space that unfolds as you explore further. At the end of the hallway you'll find the third bedroom, a spacious haven bathed in beautiful natural light that pours in from floor-to-ceiling windows. This room, with its traditional heating and ample space, can be customized to your needs, whether as a serene bedroom or a playful, lively space for children.

Next to this bedroom is the main bathroom, a sleek and stylish sanctuary with contemporary fixtures, a heated towel rack, and laminated flooring and walls that exude a modern flair. The bathroom can be accessed from both the hallway and third bedroom.

The Outdoor-





Directions

Step out onto the pristine balcony, a perfect spot for morning coffee, a breath of fresh air, or a quiet moment with a book. The decking adds warmth to the space, and the balcony overlooks the neighbourhood, offering a peaceful and pleasant view. With its south-west to north-west orientation, the balcony is ideally positioned to capture the magic of the sunset for most of the year, making it an enchanting spot to unwind as the day fades into night.

Loving the Location

The apartment is situated perfectly between Dalston, Islington, De-Beauvoir 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 both a short walk 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.





Floor Plans



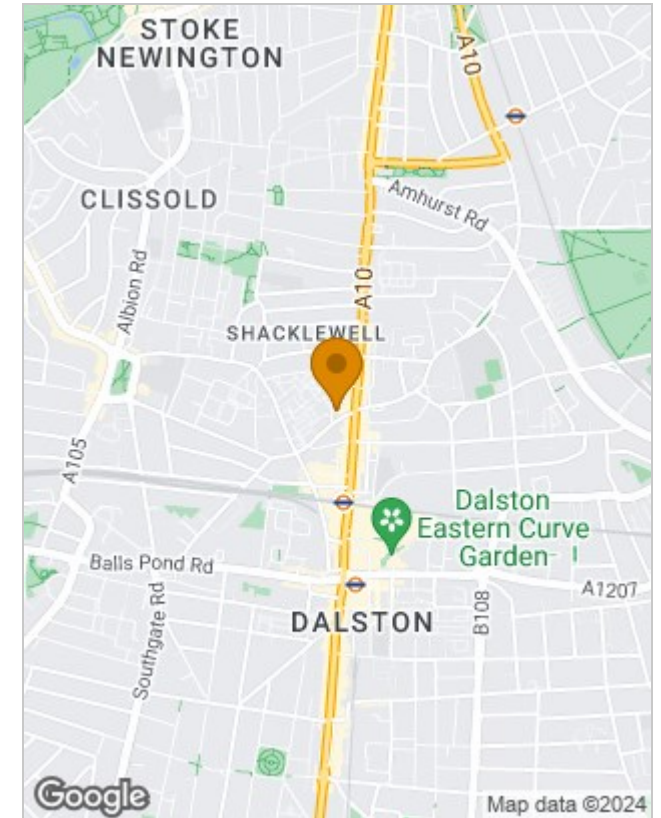
Viewing

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 | 83 | 83 |
| (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 | |