



LOVE LIVING  
HACKNEY



Flat 48, 8 Dawson Street, Hackney, E2 8GW

Offers in excess of £700,000





# Flat 48, 8 Dawson Street

Hackney, E2 8GW

- One bedroom apartment on the 9th floor
- Three communal roof terraces
- Bike storage
- Fifth floor rooftop gym
- Unrivalled views over the city and beyond
- Home cinema for residents use
- Floor to ceiling dual aspect windows
- Concierge
- Premium architecture
- Underfloor heating and air conditioning in the apartment

## The Home -

This south east facing one-bedroom apartment is one of four units that occupy the 9th floor offering penthouse living with a boutique London hotel feel throughout. Raised on Hackney Road, Hoxton is HKR's home, where it thrives against the backdrop of unabashed grit and understated elegance. Toned weathering steel frames span the façade of the building, with an architectural rhythmic grid designed to resist corrosion and abrasion. The metal repairs itself, constantly evolving - painted by the rain, bleached by the sun and sculpted by the wind. Hawkins Brown strive to create places with personality and purpose. HKR's weathering steel exterior is a key feature of the building's character. Unusual for the road, it stands out from more muted neighbours. Constantly changing in tone, texture and shape, its urban character will continue to evolve.



## The Indoors

The orange glow of the reception's fireplace and weathered steel walls creates a warm, welcoming feel. The concierge provides added security and a friendly face to address residents' queries and requests throughout the day. They can also receive and store deliveries to give you complete peace of mind. An additional storage unit can be purchased on request within the building. Internal bike storage can be found on the lower ground level along with a private cinema room that can be booked for residents and guests.

The passenger lift is accessed on the ground floor via entry fob for added security. This one-bedroom apartment offers penthouse living with uninterrupted views over the London skyline.

Upon entering the apartment you are greeted with a mix of engineered wood flooring underfoot that changes as you meander through the apartment. Light floods through into the hallways via the floor to ceiling windows in the lounge and bedroom. A huge double cupboard offers much needed storage whilst housing the washing machine and underfloor heating and air-conditioning allows you to control the desired climate.

The striking lounge is light filled via the dual aspect windows and is the perfect space to relax, take in the views or entertain. The Kitchen is a mix of high and low level cabinetry complemented with a grey frontage, stone worktop and integrated appliances. The dining area offers enough space for a 6-8 seater table and separates the room perfectly.

The double bedroom has a luxurious calming feel where you can unwind and take in the views over the city and beyond through the floor to ceiling windows.

The bathroom is finished with porcelain tile feature wall, enamelled steel bath, freestanding hand basin and separate shower enclosure.

## The Outdoors



The spacious balcony is the perfect place to unwind and take in the views over many London landmarks.

The fifth floor landscaped garden terrace is a rare commodity in Hoxton; your lookout for long summer evenings in the open air without having to leave the comfort of home. Higher still, the tenth floor sky terrace is at the pinnacle of HKR. Take in panoramic views of the City and Canary Wharf, while planters lining the edge create a sense of natural sanctuary in urban Hoxton.

The fully-equipped private residents' gym is located on the fifth floor landscaped garden terrace. Enclosed, but still affording commanding views over the City and Docklands, there are also outside areas for yoga or fitness classes. It's a rare convenience – no need to detour on the commute home.

#### **Loving the Location**

The immediate area is renowned for its vibrant culinary scene with The Marksman, Brawn, Morito, Bistrottheque and Campana close by. Dom's Subs make excellent sandwiches and O-Zone is a popular spot for coffee.

Columbia Road runs parallel, with its strip of well-preserved independent shops and a remarkable flower market on Sundays. Broadway Market is only slightly further away and has established a stellar reputation for its excellent eateries and weekend market.

The apartment is very well positioned for the green spaces of London Fields and Victoria Park. The Regent's Canal path is close by, for easy access to Broadway Market and Victoria Park in one direction, and to Angel and Islington in the other.

Hoxton Station is a 6 minute walk away and takes you into Highbury and Islington or alternatively you can walk around 12 minutes to Cambridge Heath Station where you can reach Liverpool St in two stops.

## **Directions**





## Floor Plans



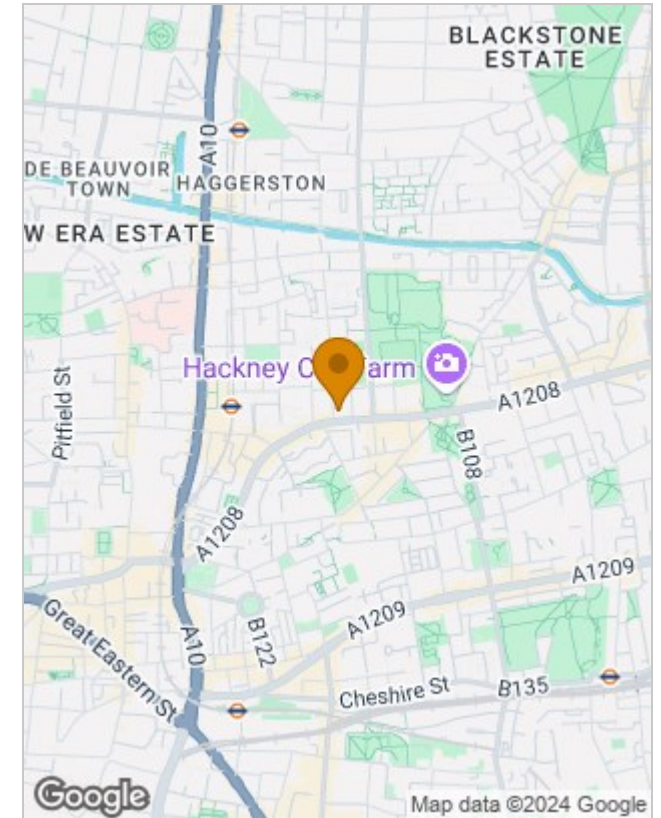
## Viewing

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.

Studio 1, Containerville 35 Corbridge Crescent, London, E2 9DT  
Tel: 0203 005 2600 Email: [hello@loveliving.uk](mailto:hello@loveliving.uk) <https://www.loveliving.uk>

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	