



LOVE LIVING
HACKNEY



Academy Apartments 236 Dalston Lane, London, E8 1LX

£875,000





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- Grade II-listed Edwardian school conversion
- Ensuite Bathroom
- Access to a private resident's courtyard
- Herringbone and engineered Oak floors
- Excellent transport links
- 4.2m double-height ceilings
- Open plan living with mezzanine
- Close to Hackney Downs Park and London Fields
- Caesarstone countertops, Smeg and Samsung appliances, and a Belling wine fridge.
- Farrow & Ball colour palette

The Home -

This extraordinary three-bedroom apartment which comes complete with two bathrooms, is located on the ground floor of Academy Apartments, a beautifully converted Grade II-listed Edwardian school in the heart of Hackney Downs. This generously sized home comes with an expansive layout and soaring 4.2-metre ceilings, that masterfully blends original architectural features with high-end modern finishes. Recently refurbished throughout, the apartment includes a brand-new Brookman's by Smallbone kitchen, luxury Lefroy Brooks bathroom fittings, custom cabinetry, and artisanal tiling. Just a two-minute walk from Hackney Downs overground station, with direct access to the city in ten minutes, and a short stroll from the green spaces of Hackney Downs and London Fields, as well as the artisan stalls and eateries of Broadway Market, this home offers city living with soul.



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The Indoors -

Through the grand communal hallway, an arched, glazed, and tile-lined corridor leads you down the original staircase to your private entrance. Beyond the front door lies a dramatic reveal: a vast open plan living, dining, and kitchen area that also includes a mezzanine. To your immediate right, you're welcomed into a breath-taking double-height living and kitchen space. Here, windswept, cool mellow engineered oak planks stretch across the floors, while exposed brick and extra-tall Georgian skirting anchor the room in authenticity.

The kitchen, designed and installed in 2023 by Brookman's by Smallbone, is finished in Setting Plaster by Farrow & Ball. It features Caesarstone countertops with ogee edging, a built-in Smeg oven, an Elica downdraft induction hob, an integrated Samsung dishwasher, a large butler sink with Perrin & Rowe brass fittings, a full-size Belling wine fridge, a hidden Hisense washer-dryer, and elegant brass hardware. Under-lit open shelving completes the space with a touch of refined functionality.

The living area offers ample room for a generous sofa and entertainment setup, with custom-built shelving and exposed brick adding visual texture and character. Just beyond, a designated dining area sits beneath a cascade of natural light from high-set windows.

From the kitchen, stairs rise to a cleverly designed mezzanine that overlooks the open-plan area. This versatile space currently serves as a stylish second lounge but could also become a third bedroom, reading nook, home office, or wine retreat. The view alone makes this feature standout.

Returning to the hallway, a short flight of steps leads to the main bathroom, which includes a vintage-style freestanding bath, Artisan of Devises floor and metro wall tiles, a bold House of Hackney wallpaper, and Lefroy Brooks sanitaryware with antique nickel fittings.

Continue to the primary bedroom, a calm and stylish sanctuary, offering ample space for an emperor-sized bed and wardrobe. An exposed brick wall and elevated, light-catching windows provide an atmospheric backdrop. The ensuite bathroom features a bespoke marble-topped vanity unit with fluted doors, along with Lefroy Brooks nickel hardware, a checkerboard-tiled floor, and a fluted glass walk-in shower screen. Oak-treaded, graduated steps lead into the ensuite, adding a subtle architectural flourish.

The second bedroom mirrors the charm of the primary, with large built-in wardrobes, ample space for a king-sized bed, and warm exposed brick details for added character.

The Outdoors-

This home benefits from access to a secluded paved residents' courtyard, ideal for enjoying quiet afternoons or shared community moments. A WhatsApp and Facebook group among residents makes for a connected, friendly atmosphere, and the building's thick Edwardian brickwork ensures whisper-quiet interiors despite its bustling location.

Loving The Location

Hackney Downs overground station is just a short stroll away and transports you to Liverpool Street in under 10



Directions

minutes. Hackney Central is within a 10-minute walk, connecting you to east-west routes. Several bus lines also run from nearby Kingsland Road to the City and London Bridge.

In terms of open green space, Academy Apartments is located moments from Hackney Downs Park which has tennis and basketball courts. Opposite the property is the renowned Pembury Tavern with excellent ACE Pizza and, if you like pizza, the notorious Spurstowe Arms is less than ten minutes too.

This apartment also enjoys a prime location just north of Mare Street and the popular London Fields. It falls well within the catchment area for the highly regarded Mossbourne Community Academy. Beautiful green spaces such as Victoria Park and the Regent's Canal towpath are within easy reach, offering a merge of city life and nature.

The neighbourhood is a haven for food lovers, with standout local favourites including Lardo on Richmond Road, the Italian Japanese fusion of Angelina on Dalston Lane, and the acclaimed Sesta (previously Pidgin) and Violet on Wilton Way.

Weekly markets bring energy to nearby Victoria Park and Well Street, while Broadway Market has earned a reputation as a top food destination, especially on Saturdays when it hosts a vibrant food market. The E5 Bakehouse, located on the edge of London Fields, is renowned for its freshly baked artisan breads and grains.

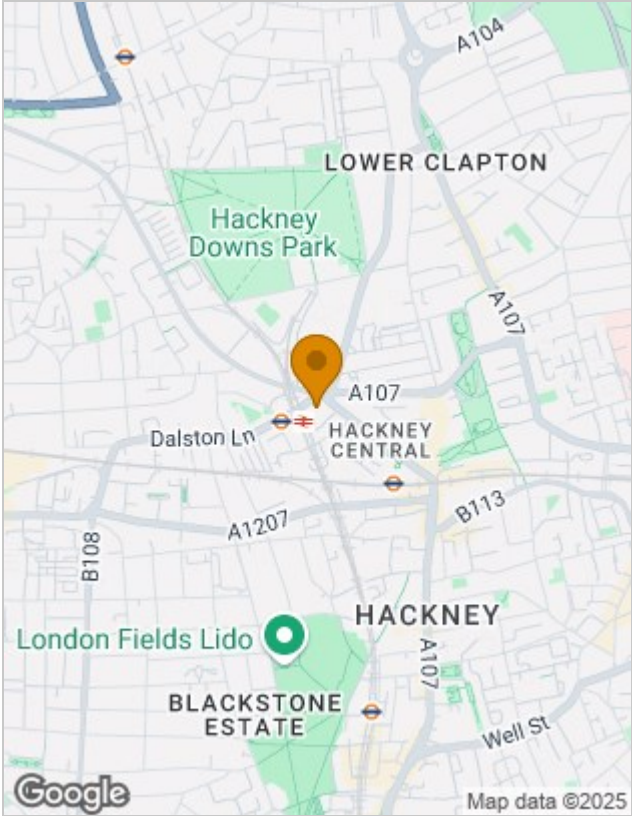




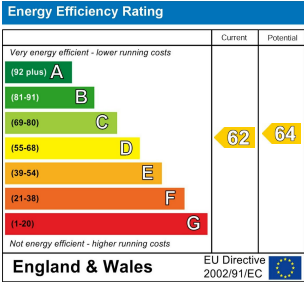
Floor Plans



Location Map



Energy Performance Graph



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.

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