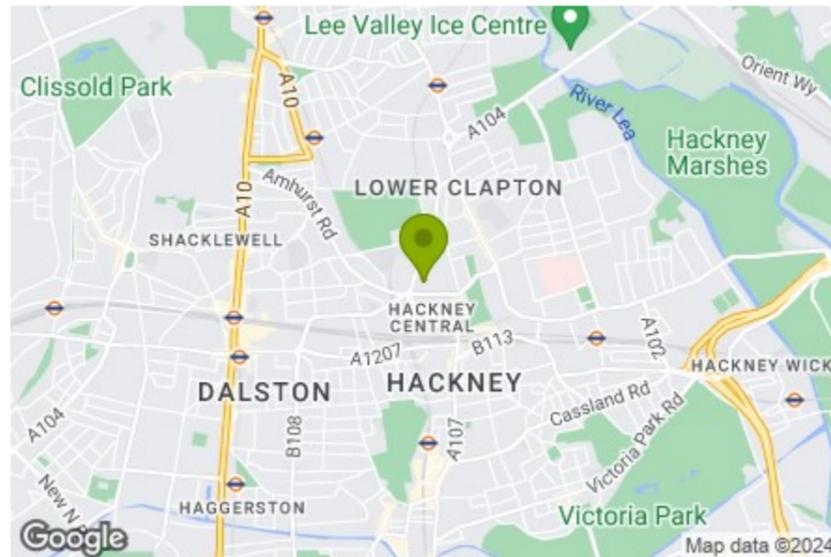


Second Floor

Total Area: 62.6 m² ... 674 ft² (excluding balcony)
All measurements are approximate and for display purposes only

- Kitchen/Reception Room
11'4" x 24'9"
- Bedroom
6'11" x 13'2"
- Bedroom
9'8" x 13'2"
- Bathroom
6'7" x 7'2"
- Balcony
13'1" x 5'0"
- Storage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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		EU Directive 2002/91/EC	



DALSTON LANE, HACKNEY

Offers In Excess Of £550,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Apartment
- Second Floor
- Beautifully Presented
- Prime Location
- Private Balcony
- Residents' Gym

A sleek and boutique two bedroom balcony apartment on the second floor of this sought after designer development on the doorstep of Hackney's renowned nightlife. The open greenery of much loved Hackney Downs Park is just five minutes on foot.

Your new home features well maintained, elegantly appointed communal areas, a resident's gym and secure on site cycle storage.

REQUEST A VIEWING
0208 520 3077

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0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
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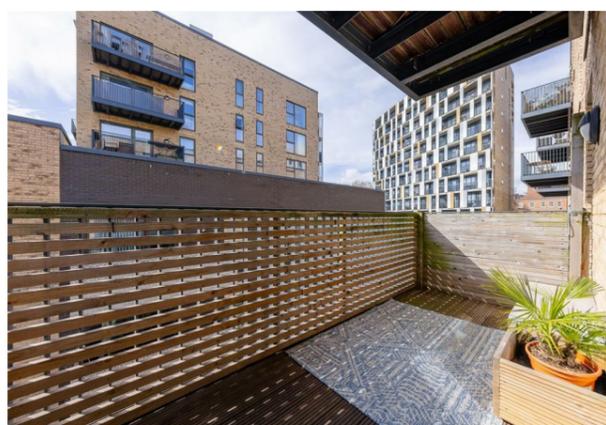
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IF YOU LIVED HERE...

Sleek designer touches abound. Your 250 square foot, dual aspect, open plan kitchen/reception features blonde hardwood floors and a striking canary yellow and white colour scheme, all bathed in light from wall to wall windows giving on to that sixty-five square foot balcony. At the opposite end your kitchen's smartly decked out in glossy white cabinetry and dark work surfaces, with a suite of integrated appliances.

Elsewhere your principal bedroom is a handsome 130 square feet, with beautiful blonde herringbone hardwood underfoot, floor to ceiling window, plenty of integrated wardrobe space and a mint green statement wall. Next door bedroom two's another double, similarly sized and finished in lively style. Finally your family bathroom's softly lit and elegant, with rainfall shower over the tub and oversized vanity mirror.

Outside is the famous nightlife of East London's liveliest borough is at your fingertips. Right across the road you have The Vincent, a

beautifully bright cafe, bar and restaurant specialising in bottomless brunches. And with Mare Street just a half mile on foot there's a huge range of legendary wining and dining establishments, meeting spots and music venues to explore. Check out Paper Dress Vintage for a beguiling mix of new music and classic fashion.

WHAT ELSE?

- Hackney Downs overground is just five minutes from your new home and will get you straight to Liverpool Street in eight, for a door to door City commute of around fifteen minutes. Hackney Central is just a few minutes further, for direct runs to Stratford, Hampstead Heath, Camden Town and more.

- There's a generous storage unit in your hallway, an always welcome addition to London apartment living.

- As noted, the wonderful Hackney Downs Park is just five minutes away and a heaven sent destination for joggers and strollers alike. There are also tennis and basketball courts.



A WORD FROM THE OWNER...

"We'll miss our morning coffees in the sunshine on the balcony, with windows East and South facing the flat is always flooded with light. As a corner plot we benefit from no side neighbours. We've built a strong community with our block during our time in Atkins Square whom we will miss, it has been a fantastic place to form as a family. We've been spoilt with many green spaces within a 5-10 minute walk in each direction and a superb choice of restaurants, cafes, bars and pubs which bring a vibrant feel to the area. The gym, yoga studio and near by shops make it a very convenient location, no to mention the two overground stations nearby."

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