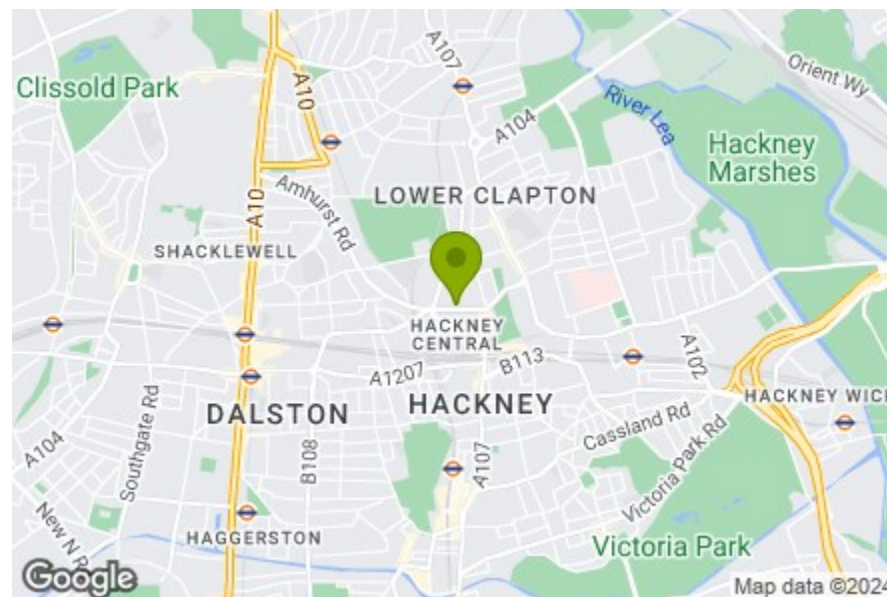




Total Area: 71.5 m<sup>2</sup> ... 770 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

- Kitchen/Reception Room  
13'6" x 23'4"
- Bedroom  
10'10" x 11'3"
- Bedroom  
9'6" x 11'3"
- Ensuite  
4'9" x 7'1"
- Bathroom  
7'11" x 7'1"
- Balcony  
4'3" x 23'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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 Apartment



#### Features:

- Two Bedroom Apartment
- Two Bathrooms
- Beautifully Presented
- First Floor
- Prime Location
- Private Balcony
- Residents' Gym
- Concierge

A naturally bright and effortlessly stylish two bedroom, two bathroom balcony apartment on the first floor of a modest designer development. Enviously located mere moments from Hackney Downs Park, Hackney Central Station and Mare Street itself. Superbly served for transport links, nature and nightlife, this is a superb find, ticking all the boxes in East London's liveliest borough.

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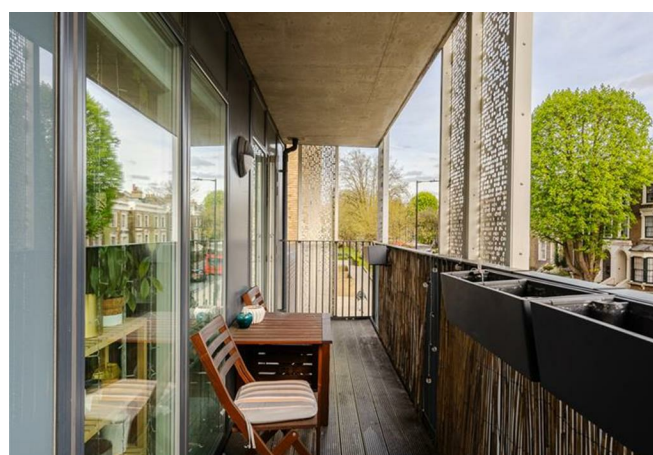
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**IF YOU LIVED HERE...**

You'll step inside for your broad, welcoming hallway with plenty of extra storage and incidental space. Always welcome bonuses in London apartments. Follow the blonde hardwood floors round for your glorious 250 square foot open plan lounge and reception, flooded with natural light from your balcony, and home to a neat kitchen area decked out with smart white cabinets and smoky grey counters. Step out onto your twenty three foot balcony from here, for a perfectly secluded coffee spot and leafy, treetop views of your premier location.

Back inside and both bedrooms are smart, stylish doubles. Your principal sleeper totals an easy 100 square feet, plus substantial integrated wardrobe and en suite with walk in rainfall shower cubicle. Next door bedroom two's another double, similarly styled and just as spacious. Finally your family bathroom sits just off the hall, and is another bright, boutique affair, with oversized vanity mirror and shower over the tub.

Outside and you're spoilt for choice for everything from transport links to open natural space to nightlife. Hackney Downs and Hackney Central stations are both within easy reach, just three and eight minutes on foot, respectively. Hackney Downs will get you directly to Liverpool Street in nine minutes for a smooth and swift door to door City commute. If you're staying local, and why wouldn't you, the diverse and delectable delights of Mare Street start less than a half mile from your new front door.

**WHAT ELSE?**

- Hackney Downs Park, many would argue the coolest open green space in London, lies just five minutes away. There are some lovely bars on the border, and the park's home to tennis and basketball courts plus some lovely picnic spots.
- The delights of your new development include a resident's gym, secure cycle storage and elegantly landscaped communal grounds, great for evening strolls and getting to know the neighbours.
- Fans of live music are especially well catered for here, from Paper Dress Vintage to Oslo to the legendary Hackney Empire, live shows of all shapes and sizes are just moments from your new home.



**A WORD FROM THE OWNER...**

"We will miss how there is so much in walking distance. It's very near both Hackney Central and Hackney Downs stations that get you into central London in around 30mins, It's very near Hackney Down Park as well as several great brunch places. Having a resident gym in the building is very convenient and the yoga studio downstairs is a big bonus too. There are some great restaurants in the area as well as independent cinemas the Castle and Rio. For longer walks, we'll venture to Hackney Marshes or Victoria Park. For forest walks we catch the overground, 20mins, to Epping Forest. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart."

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