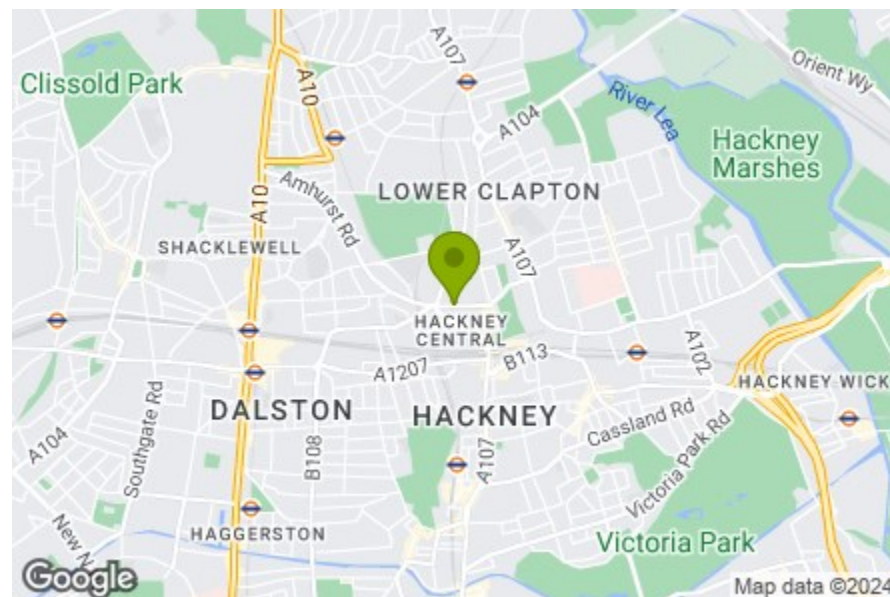


Total Area: 66.2 m² ... 713 ft² (excluding balcony)
All measurements are approximate and for display purposes only

- Bedroom
10'0" x 11'8"
- Ensuite
4'10" x 7'1"
- Kitchen/Reception Room
15'10" x 18'8"
- Bedroom
8'10" x 13'5"
- Storage
- Bathroom
6'6" x 7'1"
- Balcony



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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 £575,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Apartment
- Two Bathrooms
- Second Floor
- Naturally Bright
- Large Private Balcony
- Chain Free

This naturally bright two-bedroom, two bathroom apartment is situated on the second ground floor of a modern building in the heart of Hackney, surrounded by incredible amenities, transport links and a surprising amount of green space.

As well as the sleek interiors, there's a large private balcony, bike storage and even a communal gym. The fact that the apartment is on the market chain-free is just the icing on the cake.

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0203 397 9797

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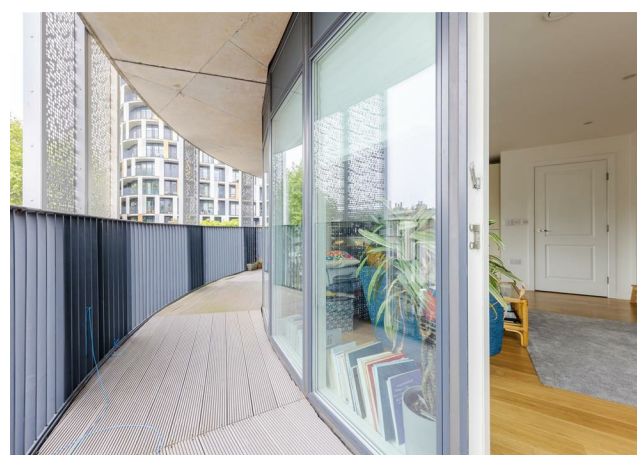
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IF YOU LIVED HERE...

Behind the curved exterior and up on the second floor, and you'll access your 713 square foot home. The decor is smart and considered, acting as the perfect blank canvas if you want to add your own touches, but polished enough to enjoy in all its minimalistic glory.

The open plan reception/kitchen is bursting with natural light thanks to the generous amount of glazing. The kitchen area is sleek and modern, so cooking will rarely feel like a chore. Both bedrooms are doubles with balcony access, and the master has its own spotless ensuite complete with a walk-in shower. There's another modern bathroom off the spacious hallway, this time with an over-tub shower. There's plenty of storage space throughout, including convenient built-in storage in the hallway.

On clear days you'll love relaxing on your spacious south-west facing balcony, enjoying the lofty views. The second floor height also adds an element of energy efficiency, something you'll appreciate in winter. Another way of warming up is, of course, by heading to the communal gym and putting in a work-out - the ultimate convenience.

As for beyond, this is a brilliantly thriving part of Hackney - as if you didn't already know that - and it also offers incredibly easy access to London Fields, Clapton and Victoria Park. Your local pub is the wonderfully iconic Pembury Tavern, while The Vincent is just as close and will be your go-to for brunch. Only slightly further away you'll find Casa Fofo - a simply great spot for fine dining (so perfect for date night).

As well as these much-loved spots, you'll find exciting new ventures constantly cropping up and keeping you on your toes, so prepare to be busy.

WHAT ELSE?

- The Hackney Picturehouse cinema is just 10 minutes away on foot and has a brilliant selection of blockbusters and indies alike, as well as a great cafe bar - the perfect meeting point.
- Despite all the urban buzz, this area has a surprisingly large amount of green space. Hackney Downs Park is a stone's thrown away, while London Fields is strolling distance, with its much-loved lido. Victoria Park is a short stretch further - and home to some internationally renowned festivals including All Points East Festival and Field Day.
- Transport is plentiful in this area with some excellent bus routes nearby, including the 55 and 38 into central London, as well as Hackney Downs station very close by, which is served by the Overground.



A WORD FROM THE OWNER...

"We are leaving this flat with a heavy heart because it has been such an amazing place to live over the past 7 years! Hackney really is the most exciting part of London, and living so close to the action has been so much fun. We will miss the Pembury Tavern and their Ace Pizzas (best in London we reckon), the summer days in Hackney Downs park and having Broadway Market on our doorstep. And nowhere will ever compete with this flat for people watching from the panoramic living room windows!"

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