

Storage

Bedroom
9'6" x 11'4"

Ensuite
4'11" x 7'1"

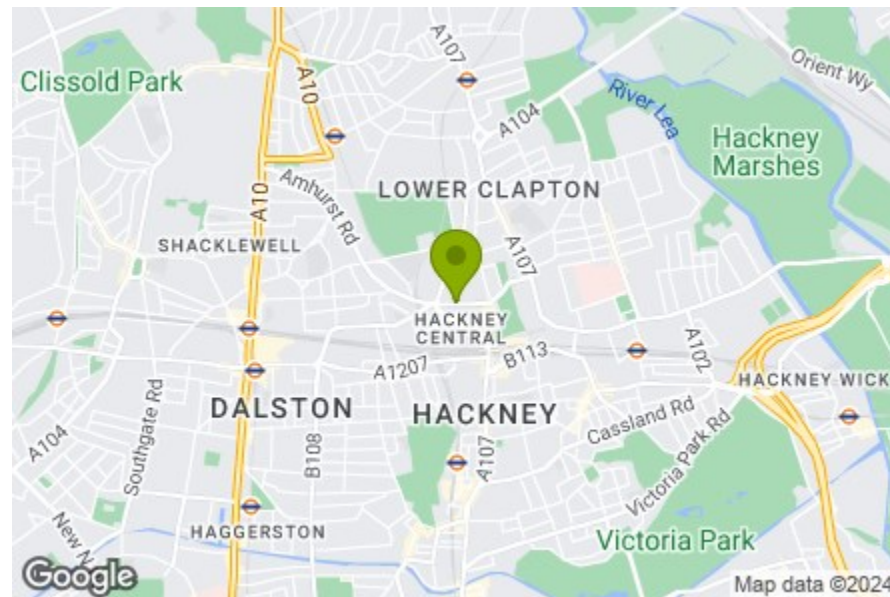
Bedroom
8'11" x 11'4"

Kitchen/Lounge/Diner
13'5" x 23'3"

Bathroom
7'11" x 7'2"

Balcony
4'5" x 24'11"

Total Area (Excluding Balcony): 71.2 m² ... 766 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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 £575,000 Leasehold
2 Bed Apartment



Features:

- Two Bedrooms
- Two Bathrooms
- Fifth Floor
- Private Balcony
- Beautifully Presented
- Over 750sq.ft
- Moments Away from Hackney Downs Station

A bright and spacious two bedroom, two bathroom balcony apartment, sat on the fifth floor of a smart designer development just moments from the open greenery of London Fields. You also have Hackney's hotspot of Mare Street on your doorstep.

Among a host of on site benefits you have a ground floor supermarket, residents only gym and tranquil, artfully landscaped grounds, great for getting to know the neighbours.

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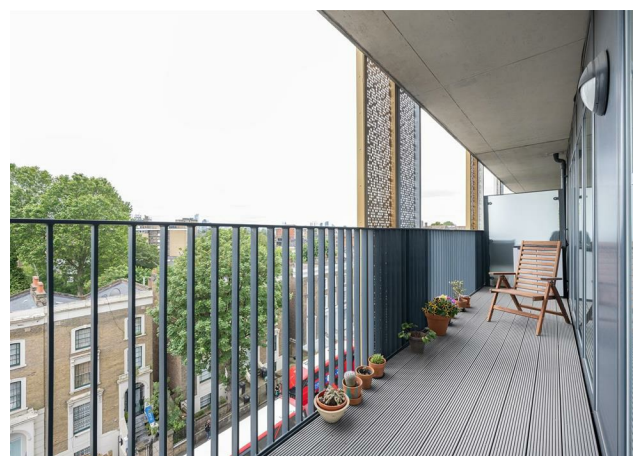
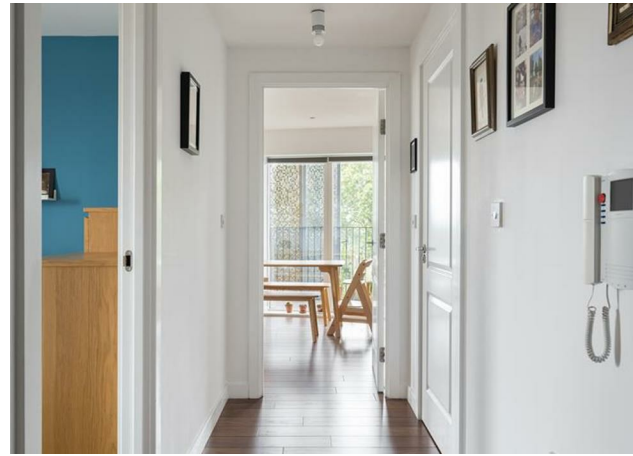
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IF YOU LIVED HERE...

The smart designer highlight of your new home will be your 250 square foot, dual aspect open plan kitchen/lounge. Sleek dark hardwood runs underfoot and floor to ceiling windows open up to your twenty four foot balcony, with commanding rooftop views over Hackney. Back inside your kitchen area's smartly decked out with smooth smoky sand cabinets and white metro tile splashbacks.

Elsewhere your principal bedroom comes with its own floor to ceiling window and boutique en suite shower room, home to an oversized vanity mirror and walk in rainfall shower cubicle. Bedroom two's similarly sized and styled, with pale blue statement wall, and both feature mirrored fitted wardrobes. Across the hall, your family bathroom's another boutique beauty, with the added bonus of a relaxing tub.

London Fields - London's Coolest Park - is just a third of a mile on foot for tennis courts, basketball courts and all sorts of lovely

picnic spots. You can also enjoy the greenery from the comfort of The Star By Hackney Downs, a lovably eccentric, fairground gastropub on the park borders, offering delicious food alongside a sunny beer garden karaoke and regular stand up comedy. Sure to become a new favourite.

WHAT ELSE?

- Hackney Downs overground station is just five minutes away on foot and will get you straight to Liverpool Street in nine. A door to door dream for City commuters
- There's plenty of substantial extra storage in your hallway. Always a welcome addition to London apartment living.
- Mare Street, the epicenter of Hackney's legendary nightlife, is just ten minutes' walk from your new front door, home to headline attractions like The Hackney Empire and Hackney Picturehouse, as well as lesser known finds like Paper Dress Vintage...



A WORD FROM THE OWNER...

"We love the south-facing view, making the house always bright and sunny, even in short winter days, and the view over London skyline and Hackney green. The house is also cozy and warm in winter, which we really enjoyed. We like its location, 5 minutes away from two over ground lines and with buses conveniently driving by. We've enjoyed evenings at the local pub, the Pembury Tavern, and at local cafes at Clapton and towards London Fields. We like the bicycle room and using our bikes to reach the many markets and cafe' scattered around the area. We can easily walk in 5 minutes to the beautiful and quite Hackney Downs park. The communal garden of the building is also another perk for a quick stroll during the day. And there are yoga classes, a supermarket and The Vincent Cafe', all conveniently located in the square adjacent to the entrance into the building. We've had an easy life in this apartment, which made us feel like as part of the city with its views, whilst very much rooted in the local area and all that Hackney has to offer."

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