

Third Floor

Total Area: 63.4 m<sup>2</sup> ... 683 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

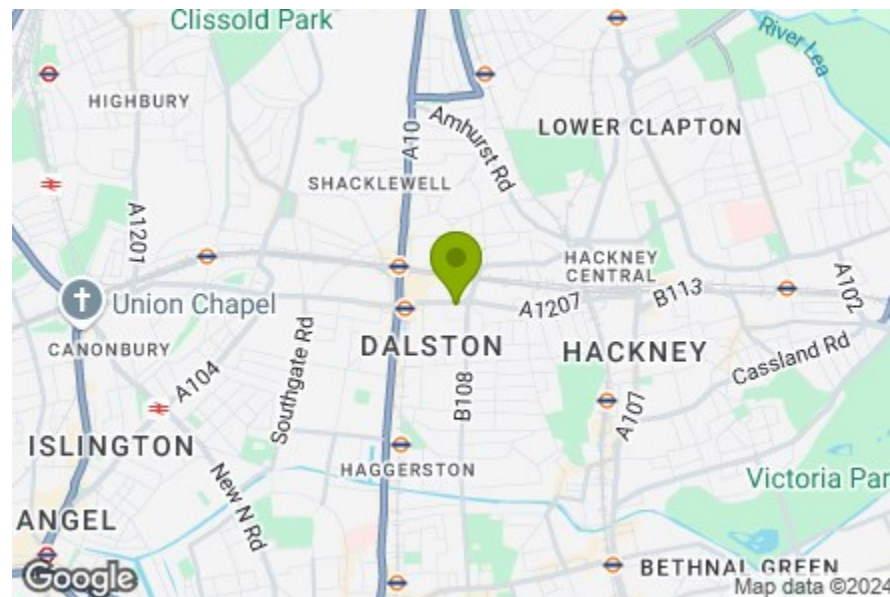


Kitchen/Reception Room  
14'4" x 23'10"

Bathroom  
6'9" x 6'9"

Bedroom  
13'10" x 12'3"

Balcony  
4'6" x 13'4"



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, DALSTON

Offers In Excess Of £575,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom Apartment
- Beautifully Presented
- Third Floor
- Private Balcony
- In the Heart of Dalston
- City Views
- Bike Storage

An exquisitely presented, one bedroom apartment located in the heart of vibrant Dalston. Thoughtfully finished to a high standard with style and simplicity, you have wonderful city views from your private and sunny, south facing balcony.

Just a five minute walk takes you to Dalston Junction station, where you can catch Overground services. You can be on the Victoria line with a quick two stop transfer at Highbury and Islington.

REQUEST A VIEWING  
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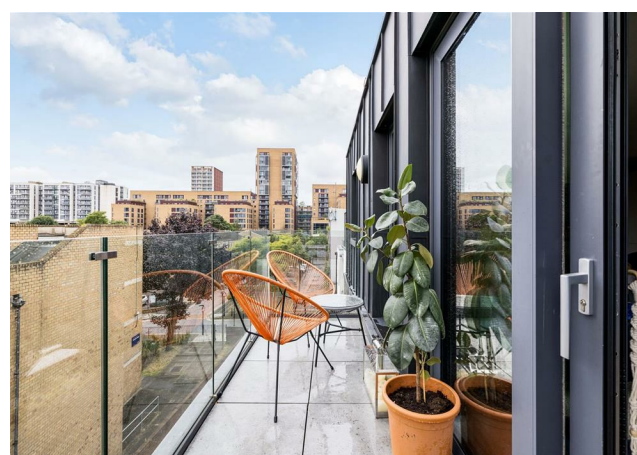
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#### IF YOU LIVED HERE...

With a wonderful, open layout and abundant, natural light, your 340 square foot, South facing kitchen and reception area make for a wealth of entertaining opportunities. Recessed lighting and lustrous, light oak hardwood flooring echoes the Scandinavian style, with an on trend and minimalistic aesthetic. Your kitchen is finished in neutral, contemporary style, with handleless light grey cabinetry and abundant charcoal toned worktops. Step out onto your balcony from your living area for those impressive views, for fresh air and dining al fresco.

Down the hall, your bathroom is a fresh sanctuary, with modern taupe tiles lining the walls around the shower and bath. Slate grey tiles cover the floor and a sleek, wall-mounted sink sits beneath a spacious double-door mirror cabinet illuminated by built-in lighting. Your bedroom features ample natural light from two generously sized windows and features plush grey carpeting. A large mirrored wardrobe allows abundant storage space.

You're in the heart of Dalston here. Enjoy single-origin coffee at Allpress Espresso Roastery and Cafe just across the street, or relax at your new local, The Victoria, just a stone's throw away. A short stroll will take you to Dalston Eastern Curve Garden, a charming community garden and cafe. Hackney is less than a twenty-minute walk away, where you can explore beloved spots like the lush Hackney Downs Park for weekend strolls and Hackney Down Studios, a dynamic coworking space for creatives. Nearby Hackney Downs Station also provides quick, ten minute jaunts to Liverpool Street.

#### WHAT ELSE?

- London Fields station is just eighteen minutes away, with additional Overground services and delicious eats under the arches, such as E5 Bakehouse and Rosa's Thai.
- Hackney's major hub of Mare Street is just fifteen minutes on foot for a diverse array of cafes, pubs, out of the way bars and venues.
- Catch an intimate show five minutes away at Arcola Theatre, housed in a former paint factory.



#### A WORD FROM THE OWNER...

"We couldn't have asked for a better first home over the last six years. It's nestled in a cultural hub, surrounded by some of the best café's, restaurants, pubs and markets in London. We often start our day with a coffee in the sunny garden at AllPress, just across the road (highly recommend their batch brew)! Directly below the flat is a Japanese/Italian fusion restaurant, Angelia. Next to it is LittleDuckThePicklery, which we also love. On weekends, we're often found enjoying London Fields and Broadway Market, or at The Prince Arthur, which was recently named as TimeOut's top pub in London. The flat itself is incredibly spacious for a one-bed, and since it's south facing, is flooded with natural light, even on gloomy days. Our neighbours are super friendly and we can always count on them to keep an eye on the flat whilst we're away. There's also generally a great community feel to the flat block, with lots of young professionals, and some young families, too. Often people worry about noise in flats, however that's something we've found isn't an issue at all, as the property is well insulated. We are very sad to be leaving Dalston Lane - the next lucky owner of this property is going to absolutely love it."

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