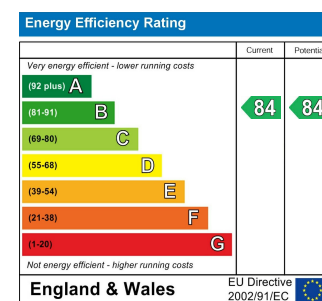
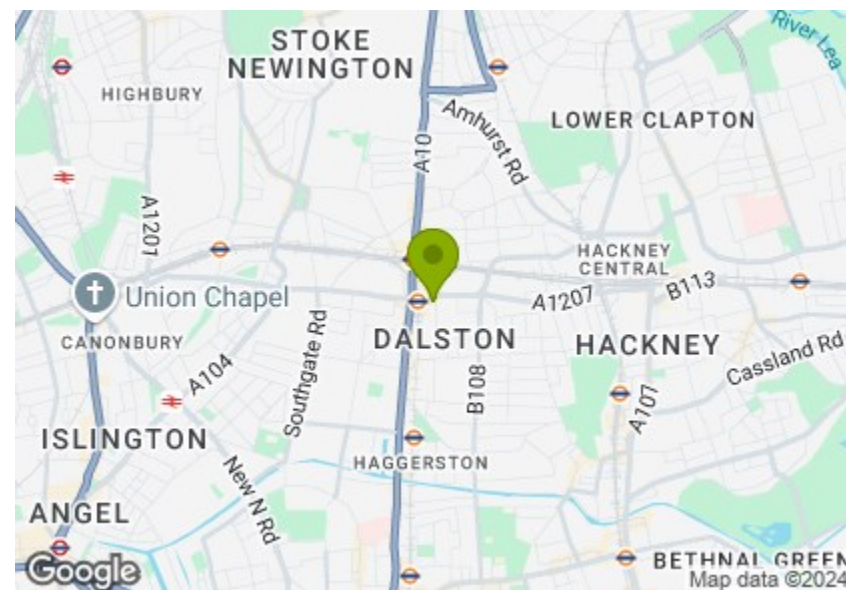




Total Area: 120.3 m<sup>2</sup> ... 1295 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



## BLUES STREET, HACKNEY

### Offers In Excess Of £900,000 Leasehold 3 Bed Apartment



#### Features:

- Three Bedroom Apartment
- Two Bathrooms
- Just Under 1300 sq.ft
- Two Private Balconies
- Concierge
- Residents' Gymnasium

A luxuriously large and stylish three bedroom, two bathroom apartment, immaculate with two private balconies and open plan kitchen/diner. Perfectly positioned in the heart of Dalston, you're just moments from exceptional transport links.

You'll have a convenient concierge service and fitness fanatics will be delighted to discover the private residents' gym. All set in your striking, modern Dalston Square development, just moments from Dalston Junction Station.

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

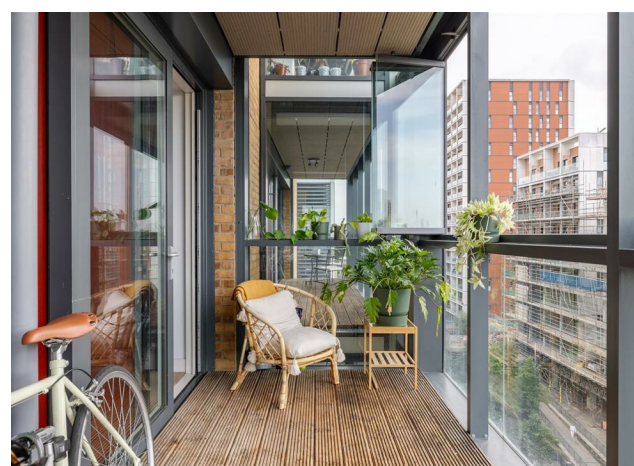
**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS

REQUEST A VIEWING  
0208 520 3077



IF YOU LIVED HERE...

You'll be keen to stretch out in your vast, 470 square foot pristine white, open plan living, dining and kitchen space. Your kitchen is marked out by sleek stone effect tiling and a stretch of capacious cream cabinets, all topped with ash toned wood effect worktops. Handsome honey hued engineered hardwood underfoot leads you towards your living and dining area. You've plenty of room here for a large and sociable family dining table and a sizeable sofa area for snuggling up on. Your whole space is washed in natural light, not just from the fabulous floor to ceiling feature window, but also your bountiful balcony doors.

On sunny mornings, you can slide these open and sip your morning latte, with sweeping views of the neighbourhood from your seventh floor elevation. Even on a chilly day, you're perfectly protected from the elements, with a full glass balustrade and wonderful wooden decking underfoot and above. Stepping back inside and both your second and third versatile bedrooms are carpeted in soft tasteful taupe, finished in crisp white and blissfully bright from large feature windows. Your pristine family bathroom is just opposite, home to your deep tub with overhead shower. Your sink sits in a wonderful wood topped vanity area and a large mirror is crowned with opulent overhead spotlighting.

The luxuriously large principal bedroom is a serene sanctuary, flawlessly finished in fresh white, with more soft carpeting underfoot and built in storage. Your convenient en suite is just as fabulous as your family bathroom with a sparkling stand alone

shower and gleaming glass doors. Your whole bedroom is washed in beautiful natural light from the doors to your second, generously proportioned private balcony. Again, protected from the weather and with plenty of space for outdoor seating to enjoy those sky high views, it's the perfect place to relax and unwind after a long day.

You're perfectly positioned in the heart of Dalston to explore all the exciting and eclectic things to do. Locally loved iconic landmarks such as the Rio Cinema, the spectacular Earth venue and theatre and an ever growing line up of mouthwatering restaurants are all just minutes away on foot. For venturing further afield, Dalston Junction is just moments away from your front door and will speed you to Whitechapel where you can pick up the Elizabeth Line in only eight minutes. London Liverpool Street station is a short thirteen minute cycle away. You're also served by a vast network of bus routes close by on Dalston Lane, delivering you to the heart of the City and the West End.

WHAT ELSE?

- The tranquil Eastern Curve Garden is only a three minute stroll away. Here you can sip coffee or grab a slice of delicious cake in a hidden green gem, that sweeps along a former railway line.
- Mildred's Dalston is just a one minute walk away and is sure to be your favourite brunch spot. Serving up delectable vegan food in a chic environment, it's a must try.
- Parents will be happy to hear of the eleven Ofsted rated 'Outstanding' schools nearby. Your closest, Our Lady and St Joesph Catholic Primary School, is just nine minutes away on foot.



A WORD FROM THE EXPERT...

"I feel right at home in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. 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."

EVA BOUZAKI  
HACKNEY BRANCH MANAGER

REQUEST A VIEWING  
0208 520 3077

FOLLOW US ➔ @STOWBROTHERS  
STOWBROTHERS.COM



REQUEST A VIEWING  
0208 520 3077

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM



**Kitchen/Dining/Reception**

17'1" x 26'6"

**Bedroom**

10'11" x 15'10"

**Bedroom**

9'0" x 15'9"

**Bedroom**

13'6" x 15'8"

**Ensuite**

8'11" x 8'3"

**Bathroom**

8'6" x 6'5"

**Balcony**

25'2" x 5'8"

**Balcony**

18'9" x 5'8"



REQUEST A VIEWING  
0208 520 3077

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM