

Total Area: 88.6 m² ... 953 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.

Reception
10'7" x 16'10"

Reception
8'7" x 11'10"

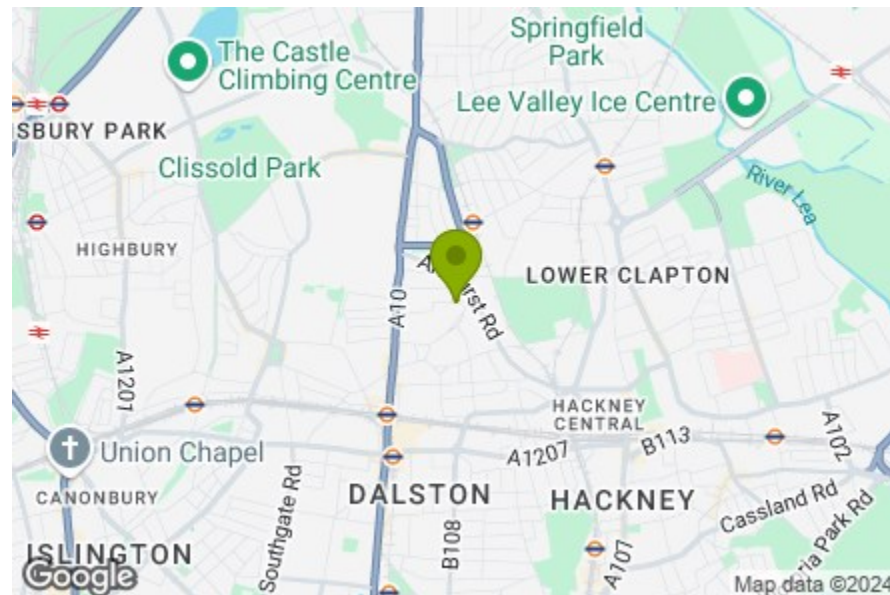
Kitchen
9'4" x 9'8"

Bedroom
9'3" x 14'1"

Bedroom
9'10" x 12'0"

Bedroom
9'7" x 11'6"

Bathroom
6'5" x 10'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	82
(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	

SHACKLEWELL ROAD, HACKNEY

Offers In Excess Of £699,999 Leasehold
3 Bed Maisonette



Features:

- Three Bedroom Maisonette
- Arranged Over Two Floors
- Two Bathrooms
- Over 950 sq.ft
- Beautifully Presented
- Private Garden

Located between the buzzing action of Dalston and the classy charm of Stoke Newington, this bright and modern three-bedroom maisonette benefits from immaculate decor and a fantastic layout which sees it unfold over two floors. Other perks include the private garden, two bathrooms and duo of reception rooms.

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E8, E9, E5, N16, E3 & E2
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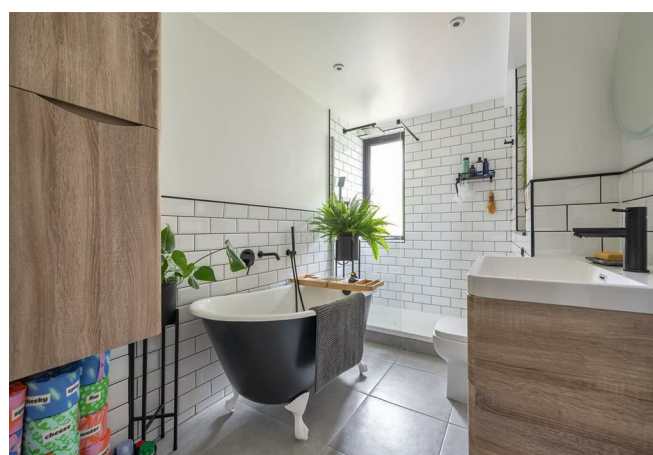
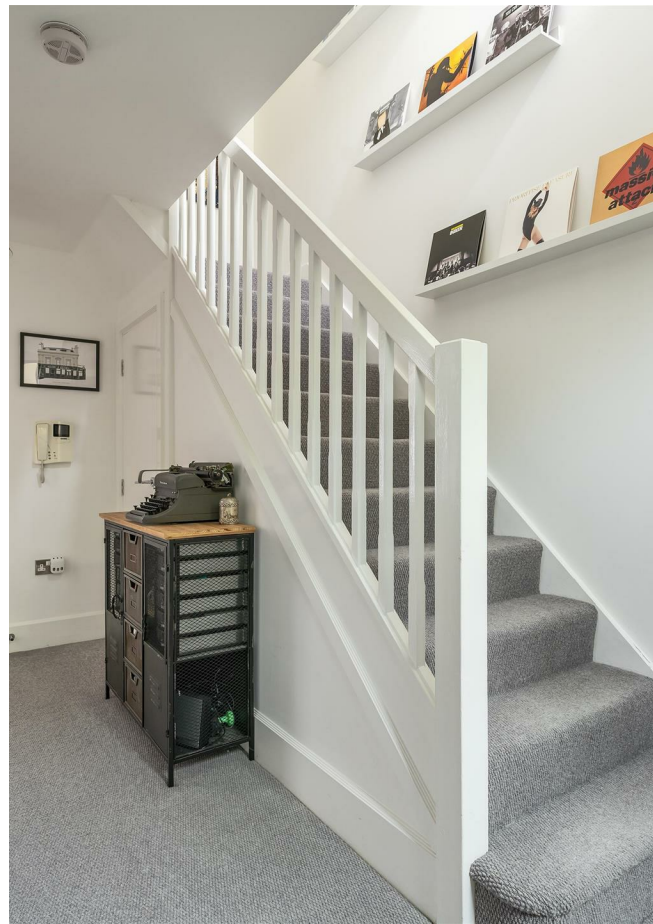
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IF YOU LIVED HERE...

Get ready to enjoy modern living at its best, as this is over 950 square foot of immaculate planned space...

The larger of the two reception rooms is fantastically spacious, with neutral decor and soft carpeting as well as handy access to the modern kitchen, meaning you can enjoy an open plan experience while you're cooking for others, while still reaping the benefits of having two self contained spaces. The smaller reception room would make a great dining room, play room or TV den, and the downstairs WC will be particularly convenient.

Head upstairs for your three evenly balanced bedrooms, all with immaculate decor, and your lush family bathroom, which has a beautiful tub and a walk-in shower - a real luxury.

And of course, at the rear you have your spacious south-facing garden, which has been cleverly landscaped with gravel and sleeper-style beds.

As for beyond, you've got some fantastic amenities on your doorstep, including

eclectic music venue the Shacklewell Arms, iconic Turkish restaurants Mangal 1 and 2, event space Earth and the Rio Cinema.

When it comes to public transport, you're served extremely well, with Rectory Road on the Overground (into Liverpool Street) nine minutes away on foot, and both Dalston Kingsland & Dalston Junction just slightly further. Kingsland Road has a great selection of bus routes to whiz you up to Stoke Newington or down to Shoreditch.

WHAT ELSE?

- You've got a surprising amount of greenery nearby, with Hackney Downs Park a short stroll away, and Clissold Park and Hackney Marshes within walking distance.

- A few minutes away you'll find Yoga on the Lanes, a beautifully designed studio offering a range of classes. There are some great running routes nearby, too, especially if you make it down to the Regent's Canal plus excellent swimming facilities (London Fields Lido) down the road.

- New local? How about Hand of Glory, a pub with a cosy atmosphere and a great selection of evening entertainment from quiz nights, to acoustic sessions and weekend DJs.



A WORD FROM THE OWNER...

"I have loved living here for the past 11 years and it will truly be a wrench to leave! It really is a peaceful corner of Dalston, and with the garden catching the evening sun you occasionally forget you are in Hackney. You have everything you need nearby - from a fabulously well stocked local shop (and excellent takeaway curry!), to great local pubs (the Hand of Glory is great fun, and the Shacklewell Arms brilliant for up and coming bands) and finally the hidden gem that is Hackney Downs, with Brunswick East Bakehouse (and Tom's Pasta!) on the way. And if you need to escape, then the madness of Dalston and the calm of Stoke Newington are right on your doorstep. It is a great spot to be."

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