

Third Floor

Total Area: 70.6 m² ... 760 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen / Reception Room
23'3" x 11'6"

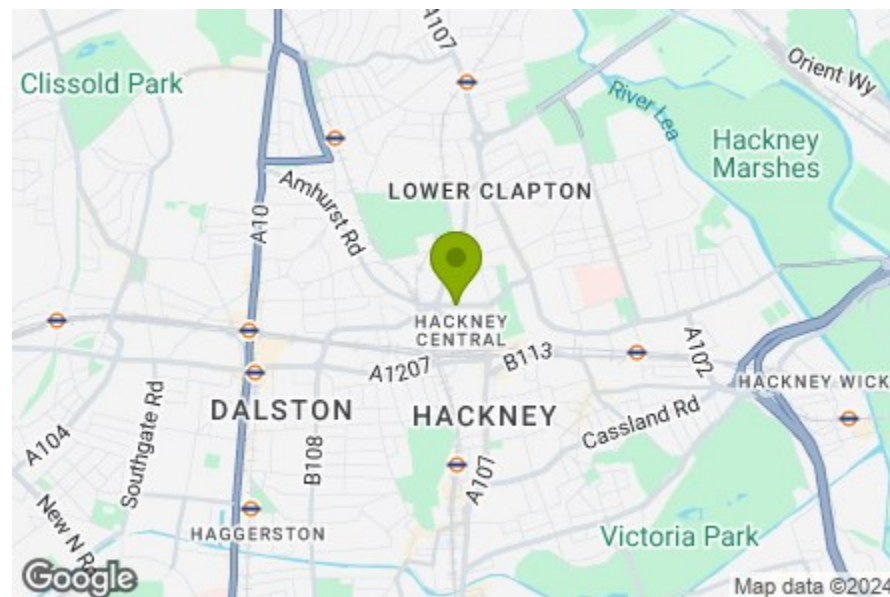
Bedroom
11'3" x 9'6"

Ensuite
7'4" x 4'9"

Bedroom
11'3" x 10'11"

Bathroom
8'0" x 7'1"

Balcony



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 £550,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Flat
- Two Bathrooms
- Third Floor
- Beautifully Presented
- Residents' Gym
- Concierge
- Private Balcony

An impeccably finished two bedroom, two bathroom balcony apartment on the third floor of a smart, designer development on the Clapton-Hackney border, with plentiful parks plus a range of transport links and nightlife at your fingertips.

Hackney Downs overground is just moments from your new front door, with direct ten minute connections to Liverpool Street and a City commute of around quarter of an hour, door to door.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Your hallway's a fine introduction, bright, open and with plenty of incidental space and extra storage, often overlooked bonuses in London apartment living. Your open plan kitchen and reception is brightly lit by twin sets of floor to ceiling windows giving onto your balcony. Blonde hardwood runs underfoot and your kitchen's dressed in glossy white cabinets and chunky worktops to match the pristine paintjob.

Step out onto your balcony for timber decking, glass balustrade and rooftop views. The perfect outdoor sheltered sanctuary. Back inside and both bedrooms are bright, plushly carpeted doubles with floor to ceiling windows. The en suite off your principal sleeper is a sleek boutique affair, finished in sandstone tilework and home to a walk in rainfall shower, while your family bathroom's similarly styled, with a shower over the tub.

Outside and Hackney Downs Park, London's coolest open green space, is less than ten minutes on foot and home to tennis courts, great routes for morning runs, perfect picnic spots and The Star by Hackney Downs, a lovably esoteric gastropub serving up a regular programme of live events alongside fine food and drink. A superb candidate for your new local watering hole.

WHAT ELSE?

- Mare Street, the heart of Hackney's famously lively social scene, starts less than half a mile on foot from your new front gate. The perfect distance to enjoy a huge range of bars, restaurants, pubs, clubs and music venues.
- Among the facilities at your new development are a concierge service and resident's only gym.
- Hackney Central overground is just five minutes on foot, and another fine transport option with direct runs to Stratford, Hampstead Heath, Camden Town and more putting London at your fingertips.



A WORD FROM THE OWNER...

"We are so deeply fond of this flat. It's been witness to birthday pre-drinks, intense Netflix binges, late-night jibber jabber, bursts of creativity, and so much more. Standing on the balcony, it feels like you're in the epicentre of London with the added joy of stargazing on clear nights. It's brilliant having so much on our doorstep, mainly finding coffee and cake within 5 minutes in any direction! We've loved exploring countless bars and stumbling across all the tucked away places. Walking under the canopy of trees in Hackney Downs has offered moments of calm, while Victoria Park and Hackney Marshes are great for longer strolls and the amazing Sunday markets. As for transport links, it's incredibly well-connected with Hackney Downs just a 4 minute walk, and Hackney Central only 7 minutes, as well as a number of bus routes in the immediate vicinity. It's been a gem of a place, and we cannot wait for you to make new memories here!"

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