

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



BEECHWOOD ROAD, HACKNEY
£2,600 Per Calendar Month
1 Bed Flat



Features:

- Sunny, South Facing One Bed Apartment
- Private Balcony With Skyline Views
- Flawlessly Finished
- Concierge
- Residence Gym
- Roof Terrace
- Excellently Located Moments From Dalston Junction

A sunny, south facing one bedroom balcony apartment, on the eighth floor of a sleek designer development. You have spectacular city skyline views, flawless finishes throughout and Dalston Junction overground station just moments away.

Dalston Kingsland station is just a little further, for a choice of nearby overground routes across the capital.

REQUEST A VIEWING
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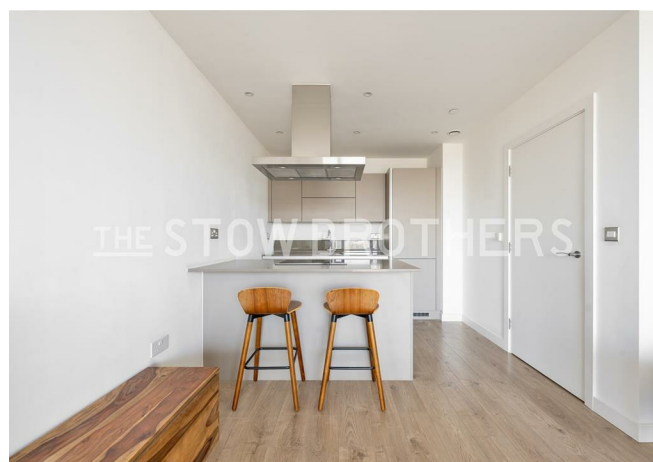
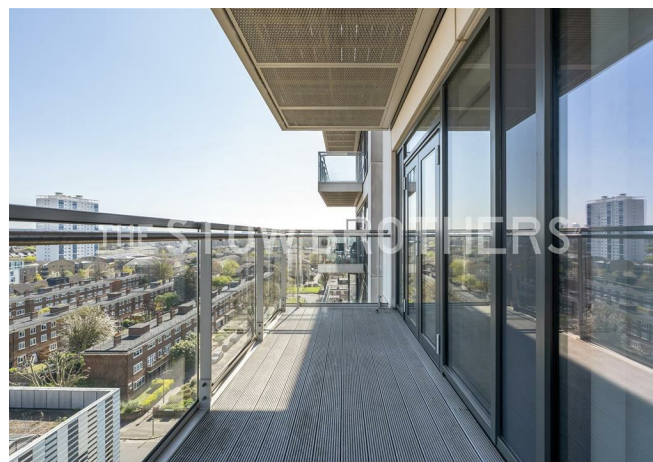
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IF YOU LIVED HERE...

Step inside and find your sleek, boutique bathroom on the left. Finished in smooth cream tilework and chocolate brown trim, you have a vessel basin below the vanity mirror and an outsized rainfall shower over the tub. At the end of the hallway your bedroom is a bright, 150 square foot double, with fitted wardrobes and floor to ceiling windows.

The heart and the highlight will always be your 260 square foot kitchen and lounge, with natural light pouring in from that south facing balcony and smooth

engineered hardwood running underfoot. Seamless kitchen cabinetry is neatly divided behind a handy breakfast bar, while your balcony at the opposite end offers striking and sheltered, horizon wide views.

Less than five minutes away on foot, Dalston Junction sits on the recently christened Windrush overground line, for direct runs to Highbury & Islington, Whitechapel and more. Dalston Kingsland is just a couple of minutes further for the Mildmay overground line and runs to Camden Town and Hampstead. Finally, Hackney Downs station is just fifteen minutes on foot for eleven minute trips to Liverpool Street and a simple City commute.



WHAT ELSE?

- With so many rail connections nearby you have all London at your fingertips here, but if you want to keep things local you're surrounded by the legendary nightlife of Dalston, while the vibrant social scene of Hackney is just fifteen minutes away.
- There's substantial extra storage space in the hallway, always a welcome bonus in London apartment living.
- The tranquil, villageesque charm of Stoke Newington is well worth the twenty minute stroll, with green gems like Clissold Park and Butterfield Green along the way.

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