



Total Area: 63.0 m² ... 678 ft² (excluding balcony)  
All measurements are approximate and for display purposes only

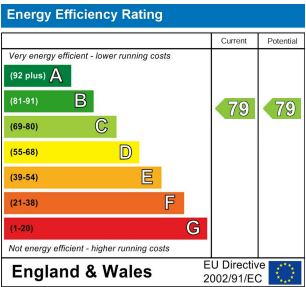
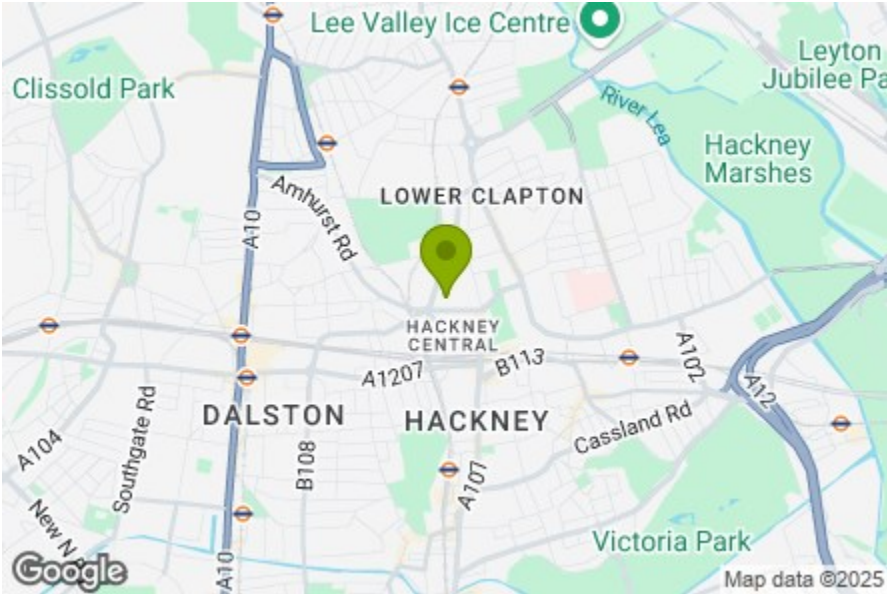
Kitchen/ Dining/ Reception Room  
11'4" x 24'9"

Balcony  
13'1" x 5'2"

Bedroom  
6'11" x 13'2"

Bedroom  
9'8" x 13'3"

Bathroom  
6'6" x 7'2"



## DALSTON LANE, HACKNEY

Offers In Excess Of £550,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- Beautifully Presented Throughout
- Third Floor
- Private South Facing Balcony
- Residents' Gym
- Concierge

A naturally bright and strikingly colourful two bedroom apartment with a glorious South facing balcony. You're sat on the third floor of a smart designer development, just a short stroll from Hackney Downs station and Hackney Downs Park.

Among the amenities of your new home are a residents' only gym and concierge service.

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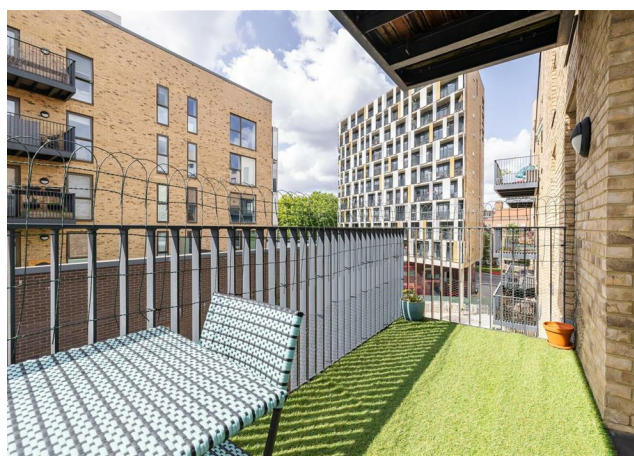
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#### IF YOU LIVED HERE...

The immediate highlight is your 250 square foot lounge, kitchen and dining room. Light blonde hardwood flooring flows in from the hallway, while a strong green statement wall stands out from the pristine white. Your kitchen's finished with white cabinets, chunky worktops and a dusky pink paintjob. Dual aspect, the south wall is taken up with a floor to ceiling window and patio door.

Step out here for your balcony, floored in Trulawn and south facing for a bright sunny aspect. A lovely outdoor space and the ideal spot for a morning coffee. Back inside and your bathroom's a glorious mix of white and glossy royal blue, with a sparkling suite and a shower over the tub. Both bedrooms are colourful doubles, with floor to ceiling windows for still more natural light.

Outside and Hackney Downs Park, easily East London's coolest open green space, is just five minutes away. Home to tennis and basketball courts and perfect for morning runs and afternoon picnics alike. On the borders you have The Star By Hackney Downs,

a delightfully eclectic gastropub mixing fine food and drink with splendid green views of the park itself.

#### WHAT ELSE?

- Hackney Downs overground station sits less than five minutes away, and will get you to Liverpool Street in nine, for an enviably speedy City commute.
- If you're looking for a change from Hackney Downs and The Star be sure to check out Pub On The Park, another great gastropub overlooking another great park, in this case London Fields just fifteen minutes away.
- Mare Street, the lively epicentre of Hackney's famous nightlife is less than a half mile away on foot. Start at the fabulous Oslo music venue and work your way down.



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

"This flat has been our first home and we still love it like the first day. All the floor to ceiling windows being south facing, the light that comes through is so uplifting! We love how well distributed the space is. Despite being close to all the amenities, it is quiet and calm, you can't hear any noises from traffic or neighbours, it truly is a little oasis. Have we mentioned you can see the city skyscrapers from bed? The gym in the block, with all the machines you can possibly need, was also a super nice to-have. We are going to miss here so very much. And the area, it really has it all. If you're a music lover as we are, you've probably visited the hood to go to a gig in Oslo, Moth Club, PaperDress or the more recently opened Two Palms, all of them minutes walk from the block. We also personally love the local pubs The Pembury, The Star, The Chesham Arms and Hand of Glory, as well as local eateries like The Vincent. Hackney Downs Park just round the corner is such a beautiful green space for a run or a picnic, and the yoga studio in the block has the best teachers and class timetables, it's so close you can simply go down in your flip flops ready to crack some chaturangas! Having Hackney Downs Station and Hackney Central Station both so close has been so very handy to commute around town. We hope the next owners love and enjoy this gem as much as we did all these years."

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