



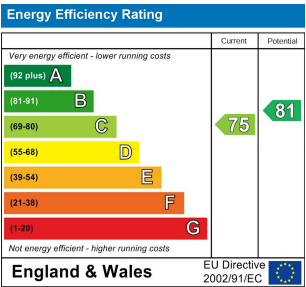
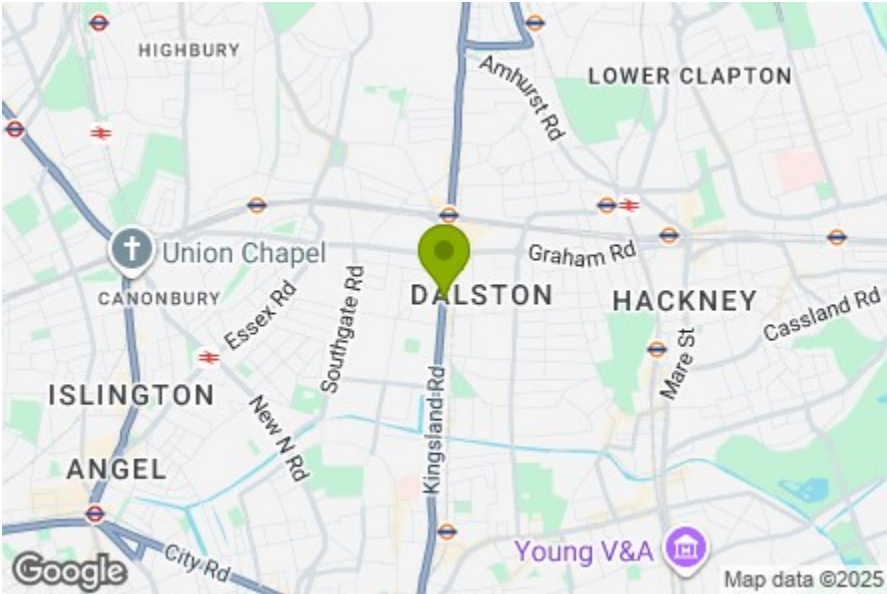
Total Area: 28.0 m² ... 302 ft²

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.

Kitchen/Lounge/Diner
11'5" x 15'5"

Bedroom
7'7" x 12'2"

Bathroom
2'11" x 7'8"



KINGSLAND ROAD, HACKNEY

Offers In Excess Of £315,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Apartment
- First Floor
- Beautifully Presented
- West Facing Reception Room
- Moments Away from Dalston Junction Station

This first-floor apartment offers a well-proportioned one-bedroom layout, thoughtfully arranged to provide both comfort and style. The reception room benefits from a west-facing aspect, allowing sunlight to filter through and creating a warm, inviting atmosphere as the day progresses. Beautifully presented throughout, the home is ready to move into and showcases a finish that feels both modern and timeless. With Dalston Junction and Dalston Kingston only moments away, the property combines considered living spaces with exceptional convenience, placing excellent transport connections and vibrant local amenities within effortless reach.

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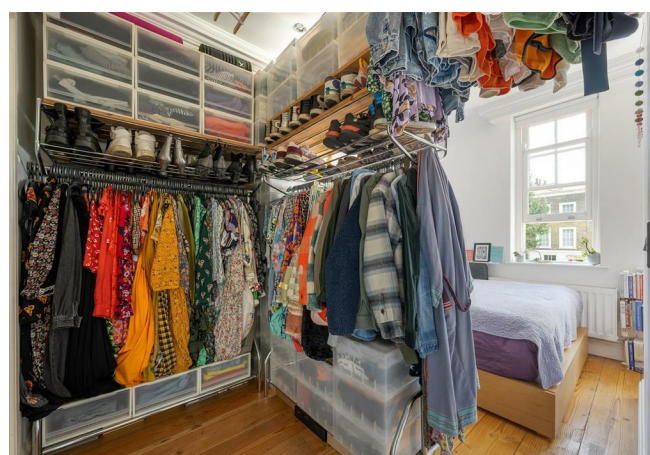
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IF YOU LIVED HERE...

An open-plan kitchen, lounge and dining area forms the heart of the home, with sash windows drawing in daylight and framing views of the leafy street. Timber flooring runs underfoot, its warmth complemented by crisp white walls and tall ceilings, creating a welcoming backdrop. The arrangement naturally lends itself to clearly defined spaces, allowing you to cook, unwind and share meals with ease, while the proportions ensure day-to-day life feels comfortably balanced. Light continues into the bedroom, enhanced by windows that illuminate the pared-back décor. Wooden flooring adds character, while the layout accommodates both restful sleeping and practical storage without compromise. Calm and adaptable, it is ready to be tailored to individual taste. Soft, pale tiling enhances the sense of brightness and simplicity in the bathroom. A mirrored cabinet brings both function and depth, while the walk-in shower enclosure makes excellent use of the space. Altogether, the apartment blends practicality with understated style, offering a versatile canvas for its next chapter. Surrounded by a wealth of variety, the neighbourhood brings together a lively mix of food, culture and green space. Close by, Strelizia provides a refined spot

for coffee and brunch, while Angelina blends Japanese and Italian influences in a striking dining experience. Those who enjoy vibrant street life will appreciate Ridley Road Market with its colourful stalls, and Broadway Market with its independent shops and eateries. Little Duck The Picklery serves seasonal sharing plates in a relaxed setting, and Dalston Eastern Curve Garden offers a peaceful community space filled with greenery. London Fields is a much-loved local escape, with wide open lawns perfect for picnics, tree-lined paths for walking, and an outdoor lido that adds a unique touch. Evenings can be spent at The Victoria, known for its live music, or at the Rio Cinema, which screens an eclectic mix of films in an atmospheric setting. WHAT ELSE? Travel connections are excellent, with Dalston Junction only a few minutes from the doorstep, placing the Overground network within easy reach and providing swift links towards Shoreditch, Canada Water and south of the river. Just over five minutes away, Dalston Kingsland offers routes to Highbury & Islington, Stratford and beyond. Alongside the rail options, a wealth of bus services run through the area, linking seamlessly with nearby Islington, Hackney Wick and central London.



A WORD FROM THE OWNER...

I love being in the heart of Dalston. The coffee shop next door is super friendly and almost like an extension of my living room! I can walk to so many brilliant pubs, restaurants etc. And every direction I go in from here is also great - Stoke Newington (N), Hackney (E), Shoreditch (S), Upper Street (W).

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