

Second Floor



Total Area: 61.9 m² ... 666 ft² (excluding balcony)
All measurements are approximate and for display purposes only

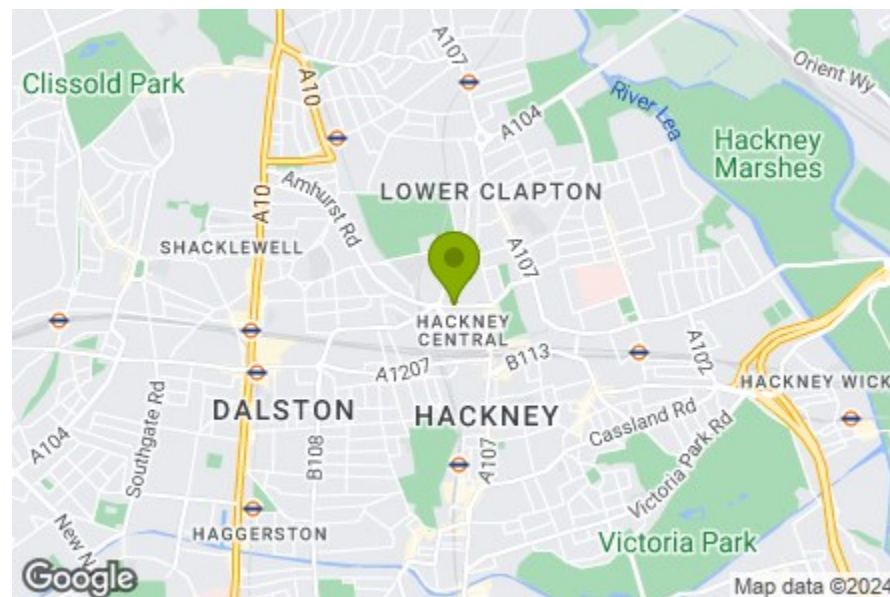
Kitchen/Reception Room
10'5" x 24'9"

Bedroom
6'3" x 12'6"

Bedroom
8'10" x 17'1"

Bathroom
6'6" x 7'1"

Balcony



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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 £525,000 Leasehold
2 Bed Apartment



Features:

- Two Bedrooms
- Large Private Balcony
- Beautifully Presented
- Moments From Hackney Downs
- Short Walk to Hackney Central

Located in the beating heart of Hackney, surrounded by buzzing amenities, transport links and a surprising amount of green space, this two-bedroom apartment has been smartly designed throughout.

As well as the sleek interiors, there's a large private balcony, bike storage, residents' gym and concierge - one of life's handiest luxuries.

REQUEST A VIEWING
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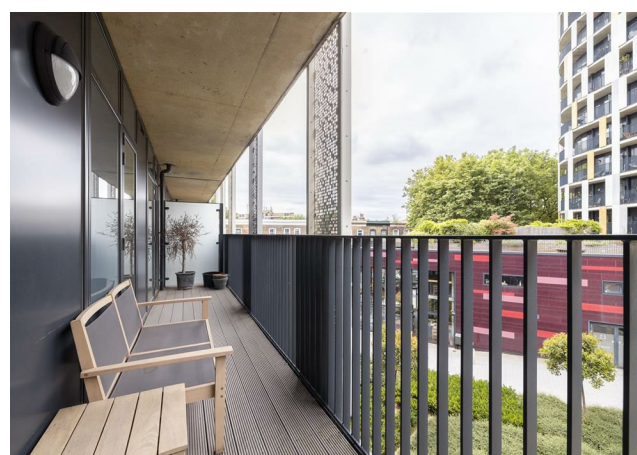
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IF YOU LIVED HERE...

Spread out over 666 square feet (not including the balcony), this is an apartment you can feel at home in from day one. It's been immaculately finished, so you can actually enjoy settling and thinking about how to arrange your own little touches.

The open plan reception/kitchen is full of natural light thanks to the generous balcony doors. The kitchen area is modern, with sleek units and integrated appliances. Both bedrooms are a good size, and the master has built-in storage. The modern bathroom is off the spacious hallway, and has an over-tub shower. There's plenty of storage space throughout, including convenient built-in cupboards in the hallway.

You'll love relaxing on your spacious balcony, or at the other end of the scale, putting in a workout in the residents' gym (why not do the former after the latter?). There's bike storage, which will be handy given the excellent cycle infrastructure, and a concierge - the ultimate convenience.

As for beyond, this is a brilliantly thriving part of Hackney, with incredibly easy access to London Fields, Clapton and Victoria Park. Your local pub is the wonderfully iconic Pembury Tavern, while The Vincent is just as close and will be your go-to for brunch. Only slightly further away you'll find Casa Fofa - a great spot for fine dining. Even meat eaters will love Temple of Seitan, a vegan restaurant ten minutes away.

Transport is plentiful in this area with some excellent bus routes nearby, including the 55 and 38 into central London, as well as Hackney Downs station very close by, which is served by the Overground.

WHAT ELSE?

- The Hackney Picturehouse cinema is just 10 minutes away on foot and has a brilliant selection of blockbusters and indies alike, as well as a great cafe bar. The legendary Hackney Empire is also nearby.
- Despite all the urban buzz, this area has a surprisingly large amount of green space. Hackney Downs Park is a stone's thrown away, while London Fields is strolling distance, with its much-loved lido. Victoria Park is a short stretch further - and home to some internationally renowned festivals including All Points East Festival and Field Day.
- If you want to ramp up your nightlife, you'll be delighted to find that MOTH club and Oslo are close by - two excellent live music venues.



A WORD FROM THE OWNER...

"I've loved living in this flat - the main bedroom, living room and bathroom are all really good sizes and give a sense of space, light and openness which seems to exceed the square footage. Being able to open the door onto the balcony from each room (save for the bathroom), definitely helps with creating that sense of space and it's great having an outdoor area which is large and usable. The flat is ideal for hosting, and I think it's the perfect place for a couple with the second room ideal for a study or a nursery. I had two of my best friends live in the second room for 5 years, so it's a really flexible space which I think you can use in a way which best suits your differing needs over time. It's perfectly located between Dalston, London Fields, Clapton and Stoke Newington and all they have to offer, and is in the best location for transport links in the whole of Hackney (right next to both Hackney Downs for the city and Hackney Central for central London). You're surrounded by pockets of green space, whether you want to go to Hackney Downs and play tennis or head ten minutes further away and get to the wide open spaces of Hackney Marshes/Walthamstow Marshes. Everything's in perfect working order with all the kitchen appliances by AEG. There's a quartz worktop in the kitchen with wraparound glass splashback and white porcelain tiles throughout the hallway and bathroom. The flat was completely repainted and re-carpeted around 18 months ago. It's a really quiet block, and I've never really heard anything from other flats with minimal noise from outside given the triple glazing. Having a concierge is super helpful with deliveries, and the communal gym and garden are really great perks."

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