

Kitchen / Lounge / Diner  
12'7" x 23'3"

Bedroom  
12'7" x 9'8"

Bedroom  
7'5" x 13'6"

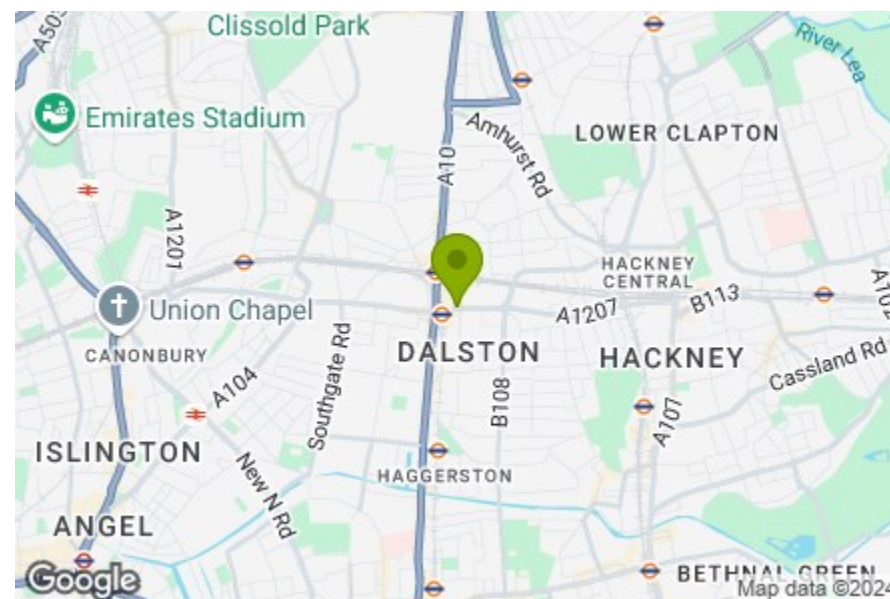
Bathroom  
6'9" x 6'8"

Balcony  
12'7" x 4'9"

Storage

Total Area (Excluding Balcony): 60.9 m<sup>2</sup> ... 656 ft<sup>2</sup>

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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 £600,000 Leasehold 2 Bed House



#### Features:

- Two Bedroom Flat
- Beautifully Presented
- Second Floor
- Private Balcony
- Located in the Heart of Dalston
- Bike Storage

This beautifully finished two-bedroom apartment is situated on second floor of modern development in the heart of Dalston, surrounded by incredible amenities, transport links and even greenery, including east London's beloved London Fields.

As well as the immaculate decor and abundance of natural light, the home benefits from a spacious open plan living area, plenty of storage, a private balcony and bike storage.

REQUEST A VIEWING  
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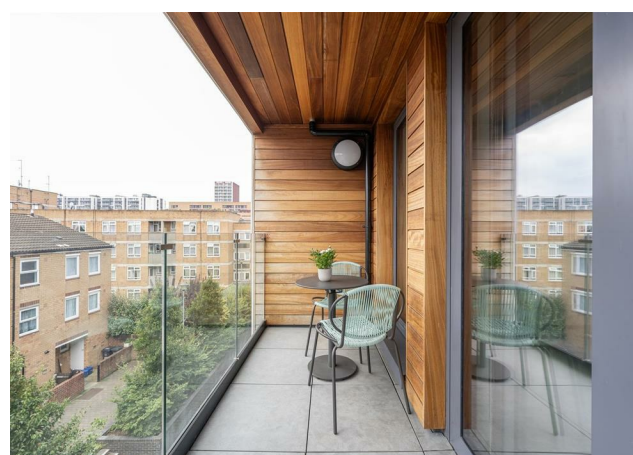
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#### IF YOU LIVED HERE...

It's one thing heading to this thriving part of East London as a visitor, but it's quite another to live in the heart of the action, with all the many perks available at your fingertips every day of the week. Basically put, it's impossible to get bored in London's coolest quarter, but if you do need to take time for relaxation, your home is the perfect sanctuary...

Coming in at 656 square feet, the apartment's skyline views add to the great sense of proportion, as does the immaculate decor, giving it all a dazzling yet calm feel. The open plan kitchen/reception room is particularly stylish, with the neutral tones offering the perfect blank canvas for your own personal flourishes. The kitchen area is sleek and modern, with plenty of storage space and integrated units. During warmer months, you'll love taking a drink out to your spacious balcony, where the timber and glasswork contrast beautifully. The bedrooms share the same immaculate decor, but with soft carpeting underfoot, while the bathroom is a contemporary affair with sparkling fittings.

As for beyond, you can wander in almost any direction and find some entertainment. To start with, how about heading to Dalston Junction and up to

Voodoo Rays pizza, then the eclectic Ridley Road Market bar, before finishing off at the unique Dalston Superstore? Slightly more low key night? Either the Prince George or Spurstowe Arms would make a brilliant local - they're both gloriously traditional and perfect for people watching with a pint. As well as these much-loved institutions, you'll find exciting new ventures constantly cropping up and keeping you on your toes, so prepare to be busy.

#### WHAT ELSE?

- Transport is plentiful in this area with some excellent bus routes nearby, as well as Dalston Junction station (four mins on foot), which is served by the Overground. If you have the time and energy, it's a pleasant walk over the canal into Shoreditch, and the City, while Islington is also walkable.
- The Rio 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 perfect meeting point for a date.
- Fancy a treat? You can't do much better than Violet Cakes. Warning though - you may well get hooked on the American-style cupcakes, brownies and pastries, all made with high-end ingredients. And as it's only eight mins away on foot, the appeal will be hard to resist!



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

"We have very much enjoyed living in Dalston Lane Terrace (DLT). The property has great transport links (only a couple of minutes from Dalston Junction station) and close to many cool cafes and restaurants (e.g. Dusty Knuckle, Allpress, Violet). There's M&S and Sainsburys, both within less than 10 minute walk. London fields is about a 15 min walk and Victoria Park is also within walking distance. There is a fairly close and respectful community here at DLT. Everyone is kind and helpful, and I haven't encountered any disturbances or issues with the neighbours. This property is perfect for either young professionals who work in the city or even for small families."

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