



INDEPENDENT PLACE

Hackney E8



THIS EXCEPTIONAL HOUSE IN THE ICONIC INDEPENDENT PLACE.

Offering the perfect blend of industrial charm and modern living, this home delivers a bright, airy atmosphere in a sought-after location.



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Local Authority: London Borough of Hackney

Council Tax band: C

Tenure: Freehold

Guide Price: £1,300,000



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The expansive living area is framed by large warehouse-style windows, allowing an abundance of natural light to flow, with French doors leading to the shared grounds. The bespoke kitchen, effortlessly incorporates the stainless steel accents of the original warehouse. It's design flows perfectly with the architecture, creating a stunning yet functional space.







On the first are two generous bedrooms and a third bedroom/study. The principal bedroom is a true highlight, featuring soaring ceilings with original beams that showcase the building's heritage. A mezzanine level has been cleverly redesigned to create a spacious en suite, complete with twin marble sinks, a large bath, shower and storage space.

The second bedroom is equally inviting, featuring plentiful natural light and ample wardrobe space. This space equally benefits from double height ceilings. The family bathroom is well-appointed, featuring double width walk-in shower and separate bathtub.

Throughout the home, the American white oak wooden flooring and the bespoke oak doorways add a touch of warmth and sophistication, complementing the industrial features and giving the property an inviting, cohesive feel.

The property is a rare find, all set in a highly desirable Hackney location and includes



LOCATION

Independent Place is ideally located in the heart of Hackney.

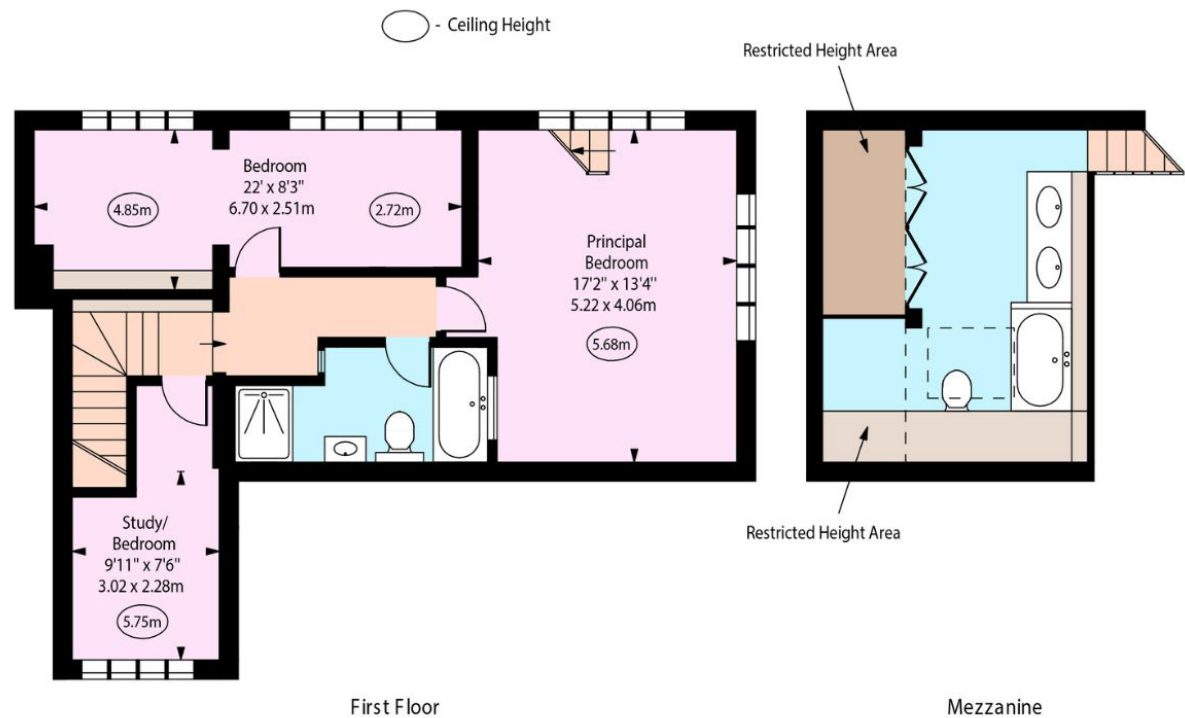
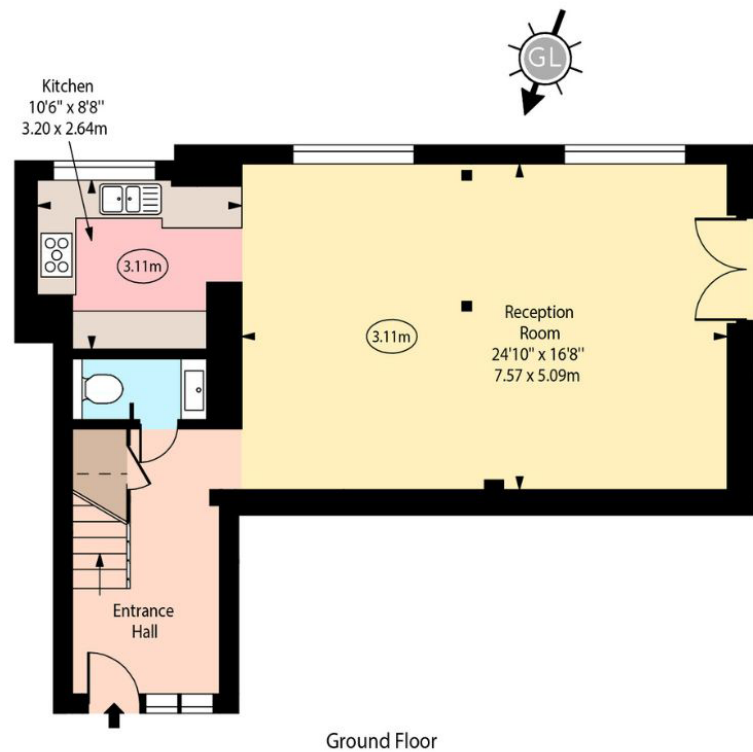
Dalston Kingsland and Dalston Junction overground stations are just 0.5 miles away, providing convenient direct links to the city. Right at the doorstep, Shacklewell Lane is lined with a vibrant selection of coffee shops and restaurants, including favorites like Oren and Melo.

Dalston itself is well-known for its thriving independent restaurant, bar, and café scene, making it an increasingly popular destination.









Approximate Gross Internal Area = 138.61 sq m / 1492 sq ft
 Approximate Floor Area Including Restricted Heights = 145.39 sq m / 1565 sqft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

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