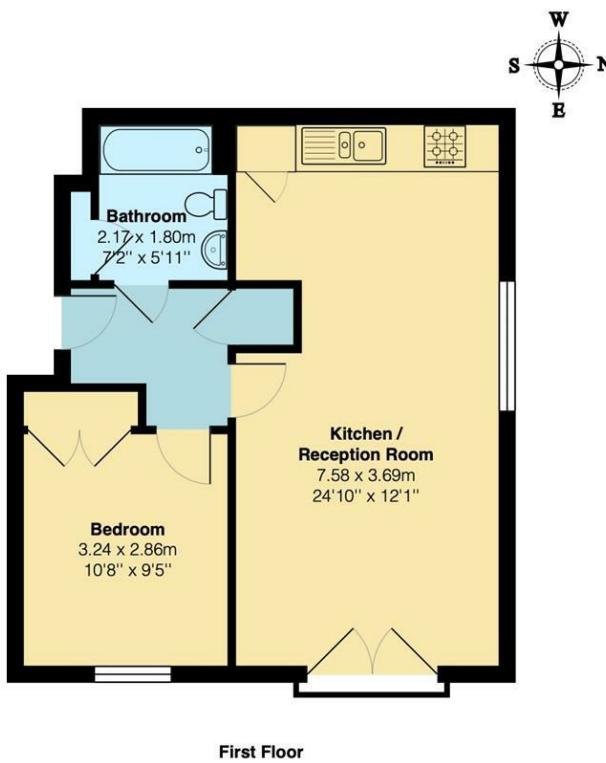


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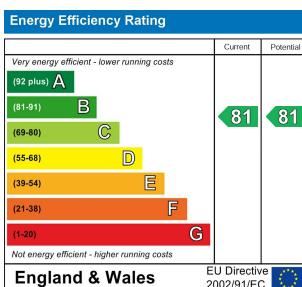
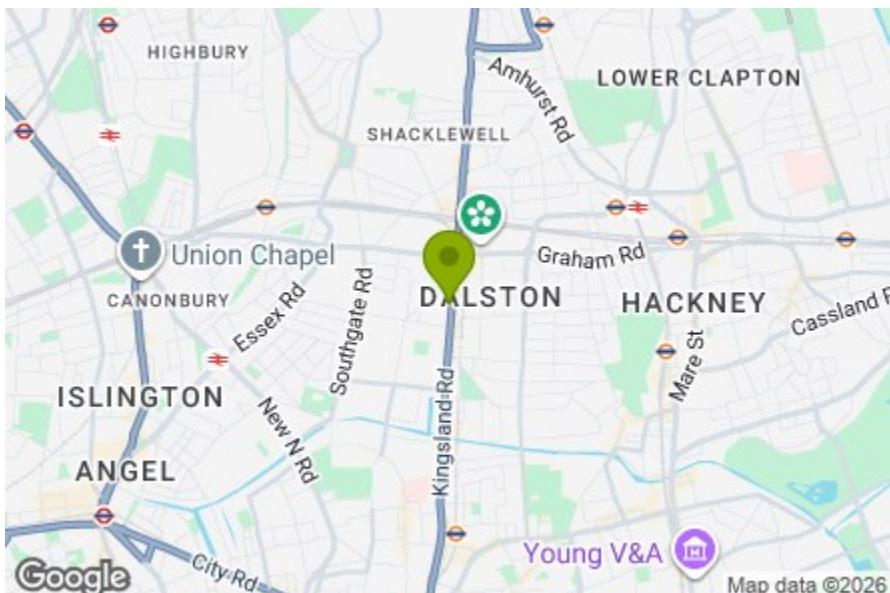
Kitchen / Reception Room
24'10" x 12'1"

Bedroom
10'7" x 9'4"

Bathroom
7'1" x 5'10"

First Floor

Total Area: 47.6 m² ... 513 ft²
All measurements are approximate and for display purposes only.



WELBURY COURT, KINGSLAND ROAD,
Price £399,999 Leasehold
1 Bed Flat



Features:

- One Bedroom Flat
- Beautifully Presented Throughout
- Juliette Balcony
- Moments from Dalston
- Approx 513 Square Foot

Right in the middle of Dalston's energy and colour, this first-floor one-bedroom flat sits in a modern boutique development and gives you 513 sq ft of bright, well-planned living space.

The building is secure and contemporary, but it's the location that makes it special. Step outside and you've got bars, cafés, restaurants, and live music venues within a few minutes' walk, plus excellent transport links that make getting across London straightforward. It's a home that lets you dive into Dalston's buzz whenever you like — and still have a calm, comfortable space to come back to.

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IF YOU LIVED HERE...

With its bright interiors, dual-aspect light, and a Juliette balcony for a welcome breeze, this first-floor apartment in Welbury Court puts you right at the heart of one of London's most energetic neighbourhoods. Step outside and you're surrounded by Dalston's mix of bars, cafés, restaurants, and one-off boutiques, while the secure, modern building keeps things calm when you're ready to head home.

Freshly painted in crisp white, the flat feels move-in ready. The hallway has a useful storage cupboard before leading you into the open-plan kitchen/reception room. Here, practical and hard-wearing engineered wood flooring runs underfoot, and the layout offers space for both a comfortable lounge area and a dining table. Natural light pours in from its dual aspect: a bank of side windows and the sunny easterly aspect through large French doors opening wide into the Juliette balcony, helping keep things airy on hot summer days.

The kitchen runs neatly along the back wall, with warm wooden cabinetry, integrated appliances, and a gas hob for precise cooking. The bedroom comes with a fitted wardrobe, soft carpet underfoot to step onto first thing, and generous natural light to make mornings that bit easier.

In the bathroom, white mosaic tiling and a simple suite keep things clean and uncluttered, with a bath/shower combination to suit both quick starts and slow

evenings.

Don't miss your chance to own this stunning, centrally located flat—ideal for first-time buyers or anyone looking to invest in a property in a prime location.

WHAT ELSE?

- Dalston Junction and Dalston Kingsland Overground Stations provide access to both Shoreditch High Street and Highbury & Islington. There are numerous bus routes which offer direct access into London Town in one direction or Stoke Newington, the other ensures accessible travel day and night.

- Ridley Road Market is a bustling destination for fresh produce, international street food, and eclectic shopping finds. Kingsland High Street, nearby, boasts a diverse range of eateries and entertainment options. Highlights include Café Route, renowned for its hearty brunches, and Jones & Sons, a go-to spot for sophisticated evening dining. Residents also enjoy the convenience of local supermarkets like Tesco Express and Sainsbury's Local.

- For outdoor enthusiasts, Hackney Downs Park is the closest green space, perfect for sports, picnics, or a leisurely stroll. Slightly further afield, London Fields offers an expansive area for relaxation, complete with its popular lido for summer swims and sunbathing.



A WORD FROM THE EXPERT...

"I feel right at home in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone.

Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer.

Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces.

I have found my home in Hackney and it holds a very special place in my heart."

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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