

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

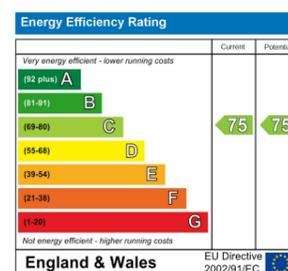
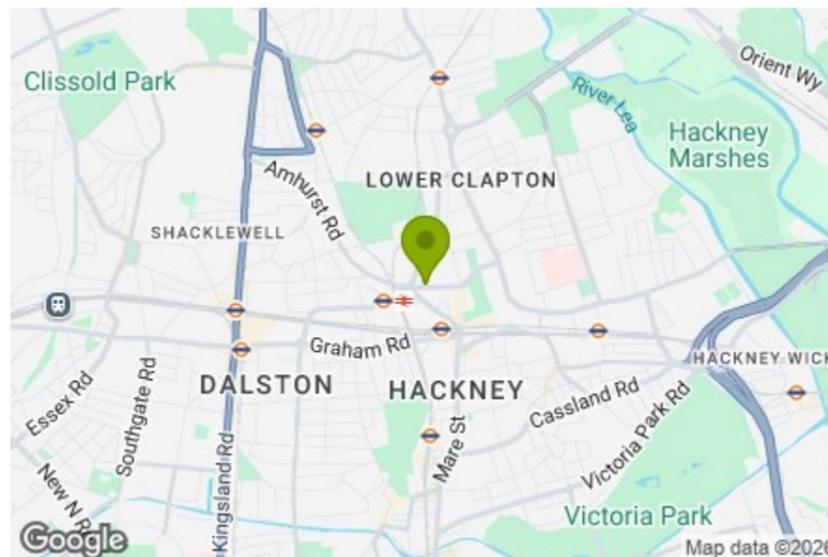
Balcony  
13'8" x 5'4"

Bathroom  
6'5" x 7'1"

Bedroom  
6'3" x 13'4"

Bedroom  
9'1" x 13'4"

Total Area: 61.7 m<sup>2</sup> ... 665 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



## DALSTON LANE, HACKNEY

### Offers In Excess Of £514,500 Leasehold 2 Bed Flat



#### Features:

- Two Bedroom Property
- Beautifully Presented Throughout
- Short Walk to Hackney Central
- Moments from Hackney Downs
- Private Balcony
- Residents Gym and Concierge
- Approx 665 Square Foot

Located in the heart of Hackney, surrounded by world class 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 west-facing private balcony, residents' gym and concierge, one of life's handiest luxuries.

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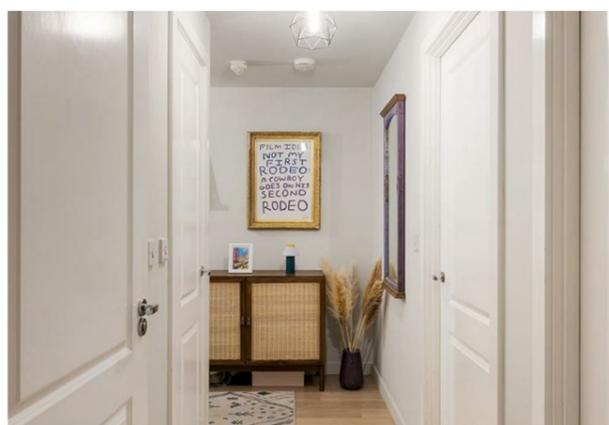
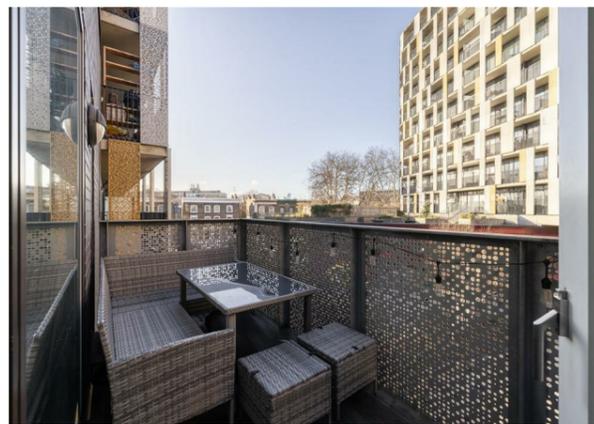
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#### IF YOU LIVED HERE...

Spread out over 665 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 enjoy settling and appreciate the careful work that's already gone into it.

The dual-aspect open-plan reception/kitchen is bathed in natural light, with the kitchen thoughtfully positioned to one side, featuring sleek units and integrated appliances that make entertaining a pleasure.

The bedrooms are both bright and spacious, and the larger of the two has in-built storage, while the bathroom is stylish and contemporary with an over-tub shower and smart fittings. There's plenty of storage space throughout, including convenient built-in storage in the hallway.

You'll love relaxing on your west-facing private balcony and enjoying the lofty views. The second floor height also adds an element of energy efficiency, something you'll appreciate in winter. You'll also have access to fantastic communal amenities, including a concierge and residents' gym - no excuse for missing a workout or package now.

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 Fofó - a great spot for fine dining. Even meat eaters will love Temple of Seitan, a vegan restaurant a short stroll away.

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

#### WHAT ELSE?

- The Hackney Picturehouse cinema is a short stroll 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 throw 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 LIDO Festival.
- 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 EXPERT...

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart!"

EVA BOUZAKI  
HACKNEY BRANCH MANAGER

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