



Garden
20'10" x 10'7"

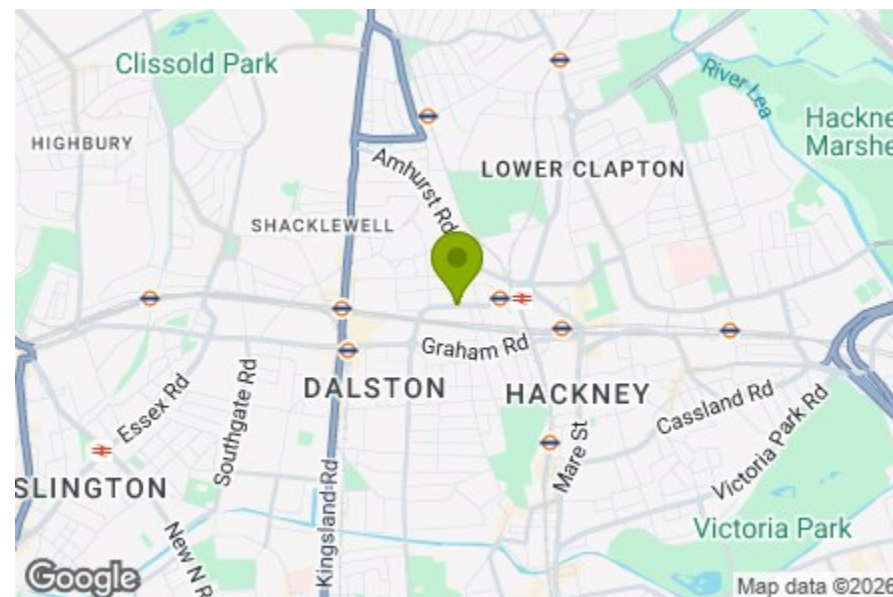
Kitchen / Dining / Reception Room
20'8" x 17'8"

Bedroom
9'0" x 17'3"

Storage

Bathroom
7'2" x 6'9"

Garden
9'0" x 15'0"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 £425,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Property
- Private Entrance
- Private Front and Back Terraces
- Beautifully Presented
- Gym & Concierge
- Hackney Downs Location
- Short Walk to Hackney Central Station
- Approx 631 Square Foot

Appointed in the heart of vibrant Hackney is this light-filled and stylish one bedroom apartment. Ideally located amidst a plethora of local independent cafes, restaurants and bars and conveniently positioned for commutes, this tasteful abode is a mere five-minute stroll from Hackney Downs Station ensuring seamless connections across the Capital via the Overground.

Immaculately presented throughout and complete with a private front and back terrace, making this home a rare find in one of Hackney's most sought-after pockets.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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@STOWBROTHERS

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0208 520 3077



IF YOU LIVED HERE...

Perfectly positioned between the ever-popular Lower Clapton and Dalston, is this pristinely presented one-bedroom apartment. Enclaved within a contemporary complex, this thoughtfully designed home offers a rare sense of privacy with its own entrance and both front and rear terraces. The interior is beautifully curated, featuring a generous open-plan living space with full-height windows that bathe the room in natural light.

A peaceful bedroom with garden access, a modern kitchen, and stylish finishes throughout make this home as practical as it is inviting. Residents also enjoy access to a concierge service and on-site gym, creating an effortless blend of convenience and comfort.

Surrounded by some of Hackney's most cherished green spaces, this location offers a perfect balance of community spirit and nature – from the expansive lawns and sports courts of Hackney Downs just moments away, to the buzzing energy of London Fields

with its lido and weekend markets, and the tucked-away charm of Clapton Square Gardens. Whether it's morning strolls, lazy picnics, or afternoons spent exploring Broadway Market and its independent cafés, these local parks effortlessly weave nature into everyday life.

Equally, moments from independent cafés, artisan bakeries, and the green expanses of Hackney Downs Park, while Hackney Central station is just a short stroll away, placing the best of East London within easy reach. Whether you're commuting, exploring, or simply enjoying the local community, this apartment offers it all.

What else?

Enjoy weekend brunches, fresh bakes, and coffee local favourite The Dusty Knuckle Bakery, just a short stroll away.

Sip natural wines and share seasonal plates at Oren, a stylish neighbourhood spot loved by Hackney locals.

Explore the beloved Chatsworth Road Market, a vibrant Sunday market offering an array of artisan produce, street food, vintage finds, and a true sense of community, perfect for weekend strolls and meeting local makers.



A WORD FROM THE OWNER...

"I have lived in Atkins Square for 6 1/2 years now and in Hackney for 10 yrs. Each block has its own community and residence look out for one another. Hackney is an amazing borough with plenty of ongoing investment in environmental and social initiatives and we're lucky to be run in such a forward thinking manor. Hackney Central and Hackney Downs are currently undergoing significant improvements to improve its green credentials and make it more pedestrian and cycle friendly. A short walk to London Fields and plenty of cafes, restaurants and nightlife in the surrounding areas. Atkins Square is served well by 2 overground lines and so many great bus routes you can get to so many places in the city super easily. Hackney and Atkins square will always hold a special place in our hearts."

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