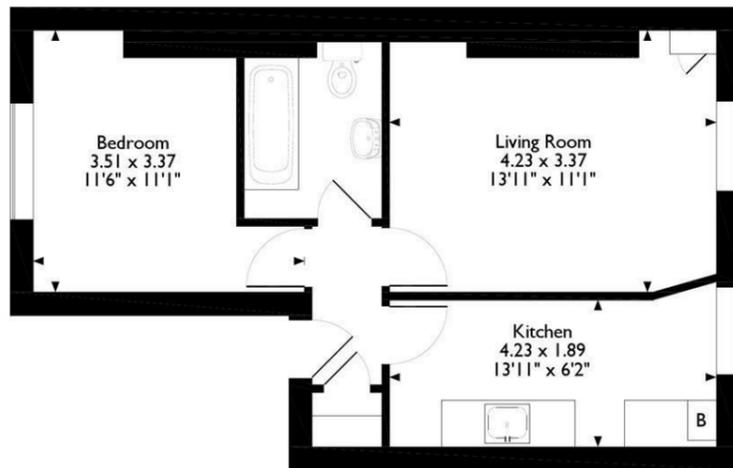


20C, Colvestone Crescent, London
Approximate Gross Internal Area
40 Sq M/429 Sq Ft



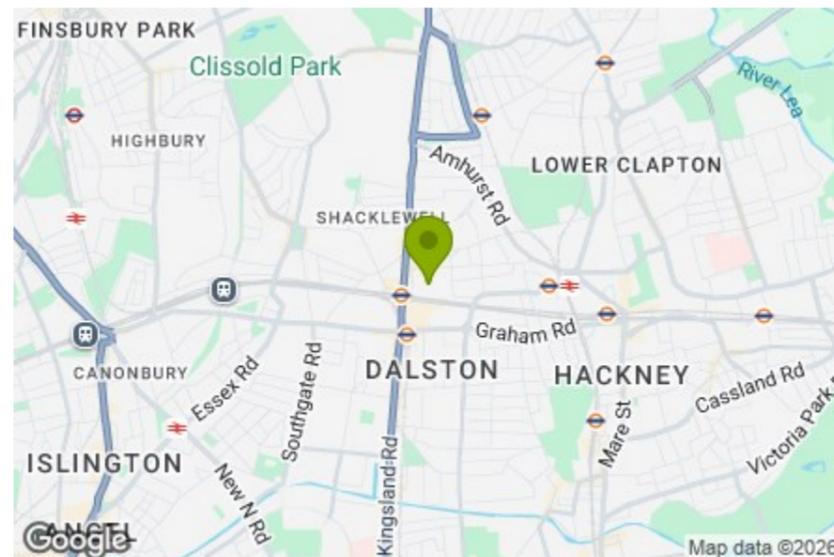
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Living Room
13'10" x 11'0"

Kitchen
13'10" x 6'2"

Bedroom
11'6" x 11'0"

Bathroom



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		70	78
		EU Directive 2002/91/EC	



COLVESTONE CRESCENT, HACKNEY Offers In Excess Of £400,000 Leasehold 1 Bed Flat



Features:

- One Bedroom Apartment
- In the Heart of Dalston
- Top Floor
- Chain Free
- Beautifully Presented Throughout
- Moments Away from Dalston Kingsland Station
- Victorian Conversion
- Potential to Purchase the Loft and Extend Subject to Freeholder Consent and Planning Permission.

Set within a Victorian conversion, this top-floor one-bedroom apartment offers an appealing opportunity in the heart of Dalston. Beautifully presented throughout and offered chain free, it provides a ready-to-enjoy home in a lively and well-connected setting. The position places you moments from Dalston Kingsland Station, making travel straightforward while keeping the area's energy within effortless reach. There is also clear potential to purchase the loft space above and create a primary bedroom with an ensuite, STCA, presenting a significant future-value opportunity. Combining period charm with modern comfort, it's an inviting choice for anyone seeking a well-finished home in one of East London's most vibrant neighbourhoods.

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IF YOU LIVED HERE...

Part of an attractive Victorian terrace, this modern one-bedroom top-floor home underwent a considered and immaculate refurbishment in 2020, resulting in a quietly refined interior. On entering the property, you're met by a hallway that links each room and includes a neatly placed storage cupboard, helping the layout feel thoughtfully arranged. A consistent palette and contemporary finishes bring a subtle sense of cohesion without limiting personal expression, enhanced by Hager brushed steel switches and sockets, and further elevated by Aqualock Swiss 12 mm laminate flooring laid throughout the home's principal rooms and hallway, reinforcing its unified feel. The home's thoughtful aesthetic becomes immediately apparent in the living room, where a statement pendant adds character overhead and the window ensures the room feels instantly welcoming. In the kitchen, graphite cabinetry forms an elegant contrast against the quartz worktop, with the polished marble herringbone floor introducing depth underfoot. Integrated high-quality German appliances maintain a smooth, uninterrupted finish, and the distinctive four-light pendant adds a stylish flourish that completes the room's composed modern feel. The bedroom provides a wonderfully comfortable place to unwind, its generous window drawing the eye towards leafy views. Soft tones create an easy sense of harmony, offering a restful setting that feels calmly grounded. Completing the home, the bathroom is finished with Pietra Grey floor tiles and full-height Statuario Calacatta walls. The illuminated mirror cabinet lends a contemporary touch, complemented by a

large 8 mm glass walk-in shower with a Grohe Cube Perfect Shower Set and a recessed shelf for toiletries. Additional benefits include loft access for storing larger items, as well as bicycle parking within the entryway and plentiful on-street residents' parking nearby, along with a Vaillant boiler installed in 2021. Altogether, the property presents a beautifully balanced and carefully updated home ready to enjoy. Tucked into a peaceful residential street, the home enjoys exceptional access to the vibrant character of the surrounding neighbourhood. Independent cafés, lively eateries and welcoming pubs are dotted throughout the area, with DNA Café Bar offering relaxed all-day dining, Casa Fofó bringing creative Michelin-recognised cooking to the neighbourhood, and The Three Compasses providing a classic local pub atmosphere. Everyday essentials are close at hand, including a large Sainsbury's a short stroll away, while Ridley Road Market provides a colourful spot for fresh produce. Greenery is close by, with Hackney Downs Park a brief walk away and London Fields, its Lido and Pub On The Park reachable within minutes. Broadway Market adds further appeal, offering an engaging mix of food, craft and weekend energy. **WHAT ELSE?** Travel links are excellent, with several stations close by. Dalston Kingsland is around a four-minute walk, while Dalston Junction can be reached in approximately six minutes, offering quick connections across East and Central London. Hackney Downs Station sits just thirteen minutes away on foot, providing additional routes into the city and beyond. Together, these transport options ensure the area is exceptionally convenient for travelling in any direction.



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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