

# DALSTON LANE, LONDON

Red.



## £425,000

An immaculately presented apartment at Atkins Square, offering a private south-west facing balcony and plenty of natural light throughout.

Accessed via lift, this seventh-floor property comes with ample storage, a fully fitted kitchen with integrated appliances, and a bright, airy open-plan living space.

The double bedroom has built-in wardrobes, while the bathroom is clean and spacious with a shower over the bath.

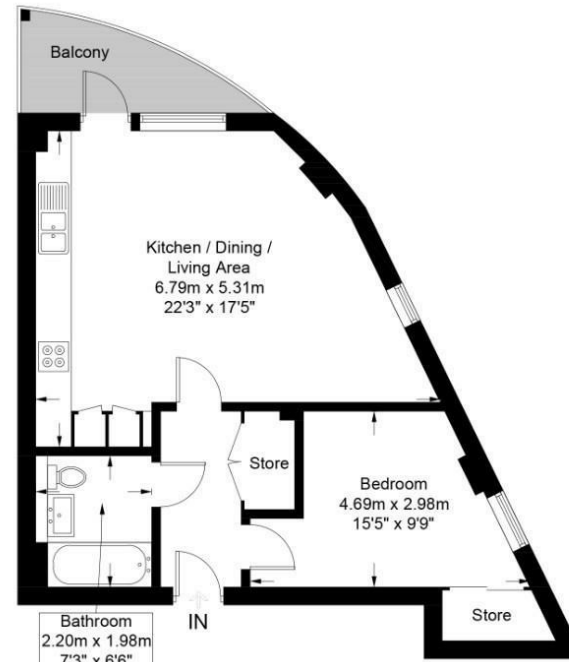
Residents of Atkins Square have access to a concierge service, a residents' gym, secure bicycle storage, a video entry system, and well-kept communal areas.

Ideally located in the heart of Hackney Downs, the property is moments from both Hackney Downs and Hackney Central stations, providing excellent access into the City, Shoreditch and the West End. The area offers a great mix of independent cafés, restaurants, green spaces and local amenities.



**Atkins Square, E8**

**Approximate Gross Internal Area = 546 sq ft / 50.7 sq m**



**Seventh Floor**



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

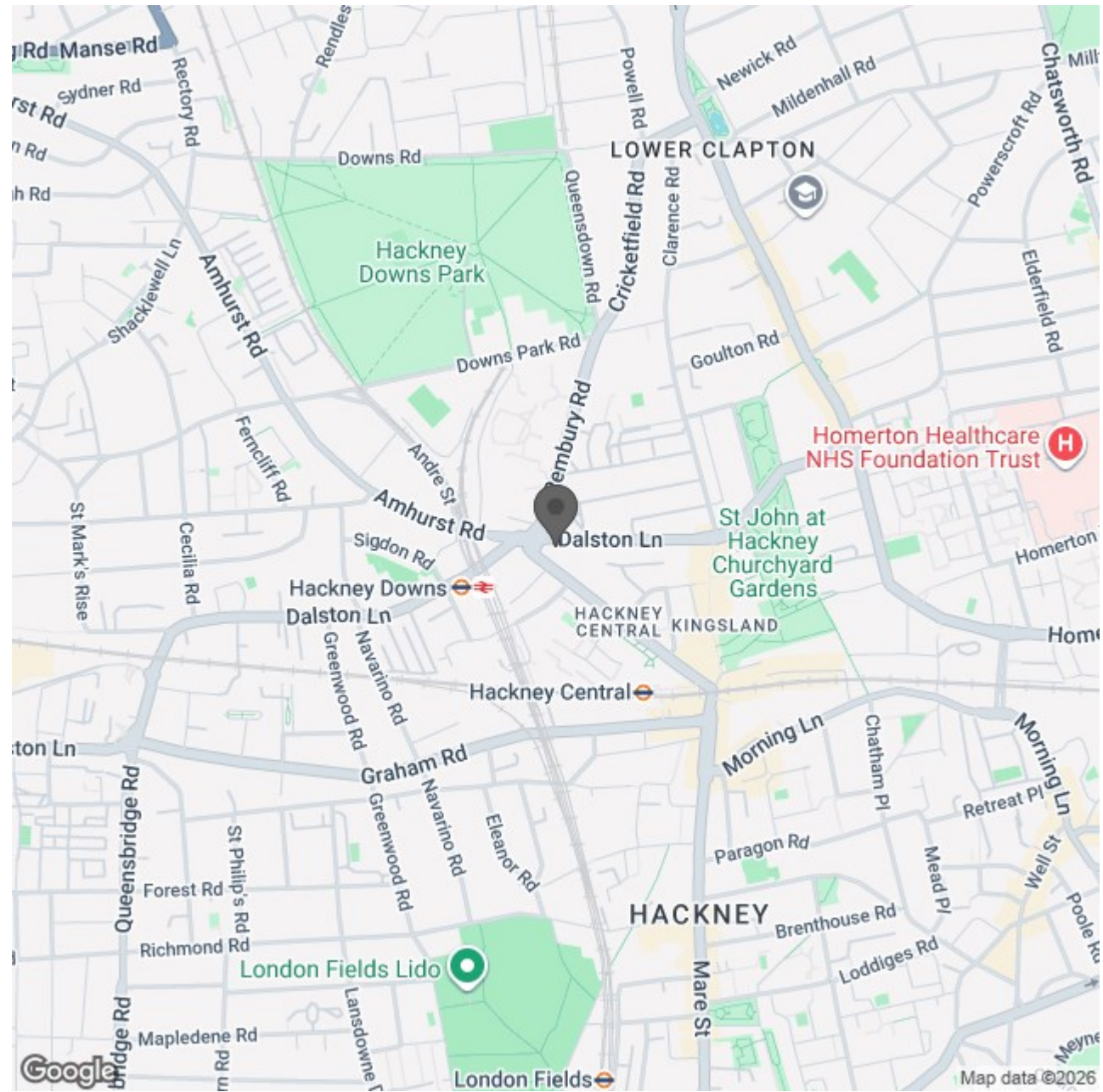


- Seventh floor apartment
- Private south-west facing balcony
- Bright open-plan living space
- Integrated kitchen appliances
- Spacious bedroom with built-in wardrobes
- Excellent storage
- Concierge service
- Residents' gym
- Secure bike storage and video entry system
- Close to Hackney Downs & Hackney Central stations



| 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



**Red.**