



Reception
14'5" x 10'4"

Kitchen
11'2" x 7'10"

Bedroom
14'5" x 7'4"

Bedroom
8'0" x 13'5"

Utility

WC

Bathroom



ARCOLA STREET, HACKNEY
Offers In Excess Of £400,000 Leasehold
2 Bed Flat

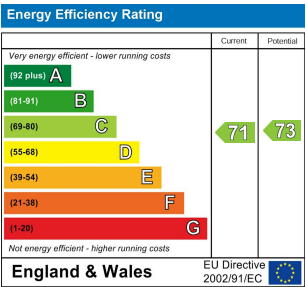
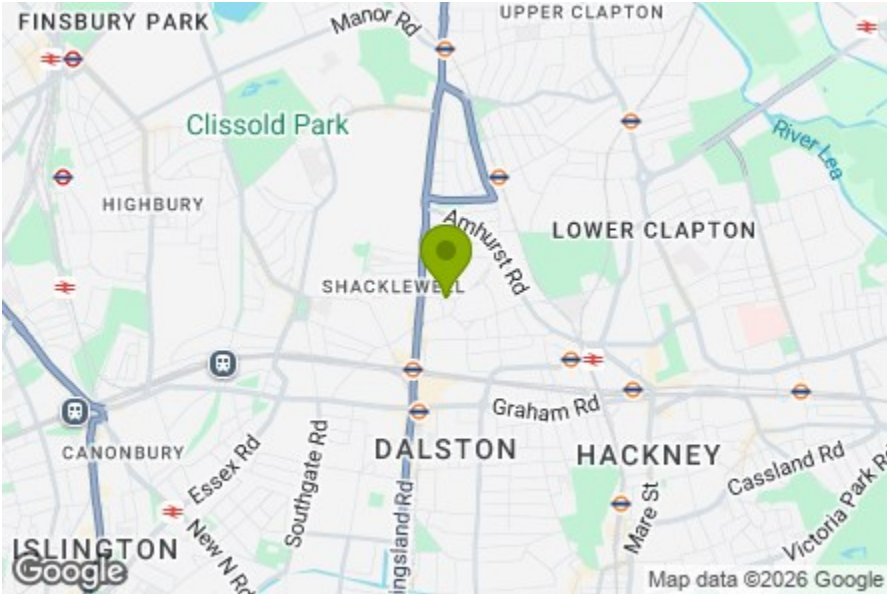


Features:

- Two Bedroom Flat
- Beautifully Located Between Dalston and Stoke Newington
- Secure Development
- Great Storage
- Parquet Flooring
- Great Condition

An elegantly appointed and splendidly spacious two bedroom apartment, on the third floor of a modest period mansion block, enviably located between the lively neighbourhoods of Dalston and Stoke Newington, with the open greenery of Hackney Downs Park close by.

Dalston's bustling streets are within easy reach, putting a seemingly endless choice of independent restaurants, coffee shops, bars and pubs nearby. Head north instead and you'll soon be exploring the peaceful streets of Stoke Newington, home to another fine collection of independent favourites, as well as the leafy open space of Clissold Park.



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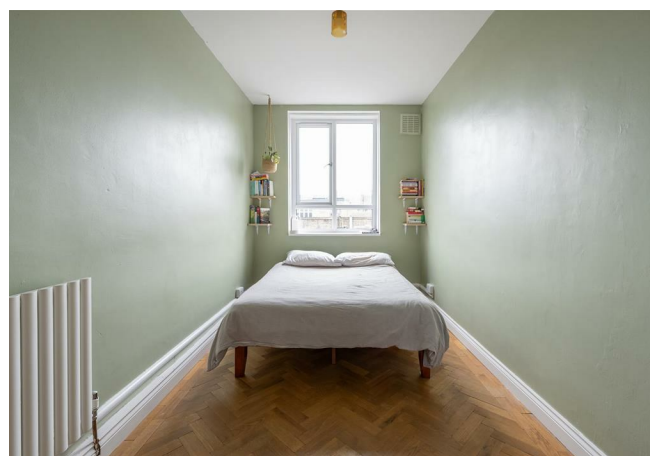
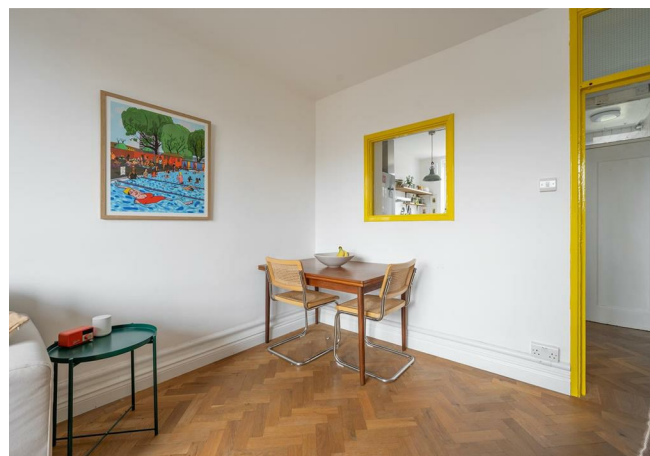
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IF YOU LIVED HERE...

Step into your wide, welcoming hallway and find handsome honey coloured herringbone hardwood flowing underfoot, on into both bedrooms and your 150 square foot reception. In here you have pristine pastel walls, striking canary yellow timber trim and plenty of sociable space. Next door, bedroom one's a solid double in pastel mint green.

There's a nice little window between the lounge and kitchen, the latter decked out smartly in timber drawer cabinetry, chunky white worktops and large format cream tilework underfoot. Elsewhere, bedroom two's finished in stately royal blue, while your family bathroom completes things with a vertical letterbox backdrop to the walk in rainfall shower.

Outside, you're nicely nestled between some of East London's best loved neighbourhoods. Head towards Dalston and you've got Kingsland High Street's eclectic mix of independent eateries, lively bars and coffee spots to explore, along with the colourful stalls of Ridley Road Market and the leafy hideaway of Dalston Eastern Curve Garden.

In the other direction, Stoke Newington brings a slightly more laid back pace, with Church Street lined with independent boutiques, bakeries, pubs and restaurants, and the broad green expanse of Clissold Park beyond.

Closer to home, Hackney Downs Park has plenty of open greenery, secluded picnic spots and morning running routes. The park's also home to basketball courts and a cafe, and the much loved, characterful gastropub The Star By Hackney Downs sits right on the opposite border. With delicious food and leafy green backdrops, it's a superb candidate for your new local.

WHAT ELSE?

Dalston Kingsland and Hackney Downs stations are both within easy reach, putting the rest of East London, the City and beyond nicely connected.

There's a substantial utility space off the hallway, providing plenty of welcome extra storage.

Your gated grounds include playgrounds for kids and the Hindle House Community Centre, available to hire for residents only.



A WORD FROM THE OWNER...

"I spent the last 5 years upgrading the flat. The flooring, cupboards, kitchen, shower and water closet are all new. The electricals have all been rewired, a new boiler and radiators installed, and new double glazed windows throughout.

The estate itself is a real community with new allotments being installed, lots of families and children. It's well insulated which keeps it warm in winter, cooler in summer and there's not significant noise between the flats."

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