



Dalston Lane

E8

Guide Price

£400,000 - £425,000

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Guide Price £400,000 - £425,000.

This unique one bedroom pub conversion in Dalston is offered to the market through East Avenue as a chain free proposition. The seller is a landlord looking to 'cash out' on their investment, having owned the property for many years. Offered with a long lease, the property is equally suited to a first time buyer or buy to let investor, presenting a distinctive opportunity to own a piece of Dalston's character with a combination of original features and contemporary finishes.

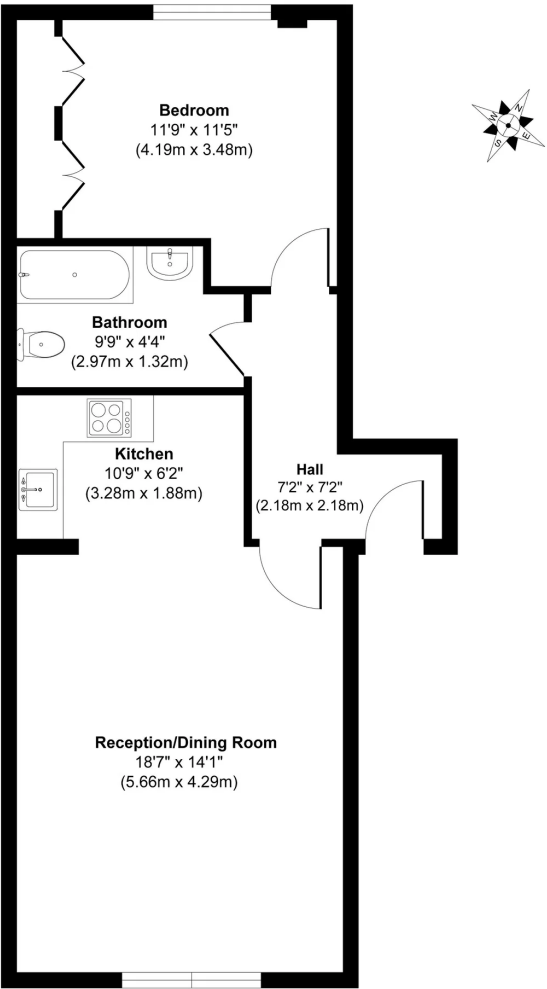
The combination of open plan living and high ceilings creates an incredibly bright and spacious living space. The sleek, modern kitchen is complemented by original pub features and traditional sash windows, creating a distinctive blend of contemporary and period character.

Dalston Lane is ideally positioned between Dalston, Hackney Central and London Fields, placing a huge amount of East London within easy reach. The immediate neighbourhood has an eclectic mix of cafés, restaurants, bars, pubs and independent shops, with Ridley Road Market and Downs Park both just moments away. There is plenty to discover locally, from established favourites such as The Three Compasses and Casa Fofó to Acme Fire Cult, The Dusty Knuckle, Three Sheets and Planque, offering everything from open fire cooking and renowned cocktails to some of London's best bread and a distinctly East London take on dining.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Third Floor



Dalston Lane

Approx. Gross Internal Floor Area 824 sq. ft / 76.54 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property