

FIRST FLOOR

Total Area (Excluding Balcony): 45.3 m² ... 487 ft²

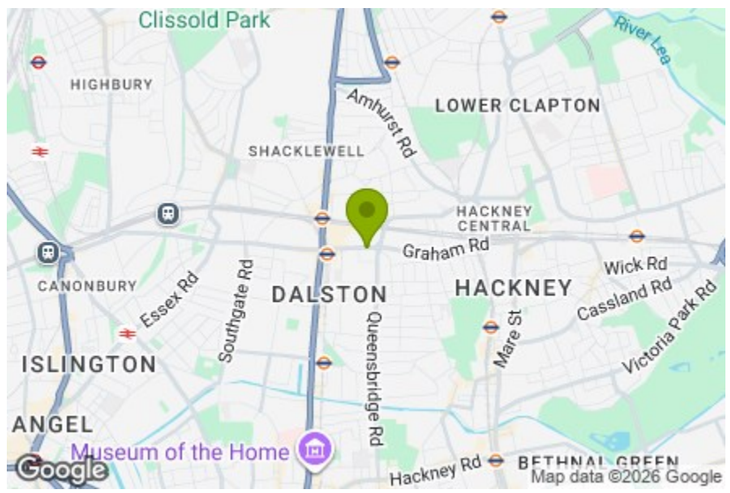
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

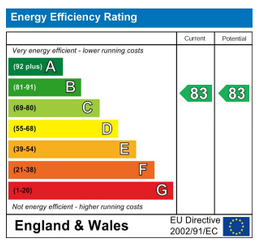
Kitchen/Lounge/Diner
15'9" x 16'1"

Bedroom
14'11" x 7'4"

Bathroom
6'8" x 6'9"

Balcony
15'10" x 5'1"





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DALSTON LANE, HACKNEY

Offers In Excess Of £399,999 Leasehold

1 Bed Flat

Features:

- One Bedroom Flat
- Beautifully Presented
- Chain Free
- First Floor
- Private Balcony
- Located in the Heart of Dalston
- Communal Bike Storage at GF

This modern and fresh one-bedroom apartment is situated on the first floor in the vibrant heart of Hackney. Featuring an open-plan kitchen and lounge, the space is thoughtfully designed for contemporary living. Large full height sliding doors open onto your private balcony, allowing natural light to fill the room and providing the perfect spot to unwind or enjoy your morning coffee. The sleek kitchen seamlessly flows into the living area, creating a spacious and airy feel. Whether you're entertaining guests or simply relaxing after a long day, this apartment is the perfect place to call home.

Dalston is renowned for its vibrant arts and music scene, with numerous venues showcasing live music, theatre, and art exhibitions. The area also boasts a diverse range of trendy cafes, restaurants, traditional pubs, and street food markets, offering an array of cuisines that reflect the multicultural community. You'll never be short of entertainment here.

REQUEST A VIEWING
0208 520 3077















IF YOU LIVED HERE...

Just steps away from your new home, you'll find the fabulous Angelina, renowned for its unique blend of Japanese-Italian cuisine that promises a delightful culinary experience. Nearby, Little Duck the Picklery offers a modern European menu, featuring seasonal ingredients and innovative dishes. With these fantastic restaurants at your doorstep, along with many more in the area, you'll have a world of flavours to explore, making every meal an adventure.
Your new local, The Victoria, is just around the corner—a cherished community hub for over a century. Here, you can enjoy locally brewed craft beers and soak in the vibrant atmosphere, complete with live music that keeps the spirit alive.
When it comes time to retreat to your apartment, the bedroom welcomes you with a serene and inviting ambiance. Plush grey carpeting adds warmth and comfort underfoot, perfectly complementing the crisp white walls. Built-in storage is seamlessly integrated into the design, maximising space without disrupting the room's clean, minimalist aesthetic. With ample space for storage, this thoughtful balance of function and style ensures the bedroom remains clutter-free and calming, making it an ideal retreat.

The bathroom exudes calm and sophistication, featuring a neutral palette of soft beige, warm greys, and subtle off-whites. Soft underlighting casts a warm, ambient glow throughout the space, enhancing the tranquil atmosphere. Sleek chrome fixtures and a minimalist frameless mirror add a modern touch of elegance. Every detail, from the refined finishes to the gentle lighting, has been carefully selected to evoke relaxation and serenity, making the bathroom the perfect sanctuary for unwinding.

WHAT ELSE
If you fancy venturing further afield, Dalston Junction is just a quick 4-minute walk away, while Dalston Kingsland is a mere 8 minutes on foot, both providing easy access to central London and beyond. For those who prefer to travel by bus, there are plenty of options available, with numerous routes connecting you to various destinations throughout the city.
With Hackney Downs only a 12 minute walk away and London Fields an 18 minute walk, you can easily enjoy the vibrant atmosphere of these open green spaces, which frequently host events such as food festivals, outdoor cinema screenings, and markets. Additionally, they offer a tranquil escape, perfect for unwinding and enjoying the outdoors.



A WORD FROM THE OWNER...

"We've enjoyed living in Dalston Lane Terrace. The friendly neighbours, nearby amenities, and peaceful atmosphere has made it a great place to call home. We love spending our mornings on the balcony with a coffee or enjoying a glass of wine in the evenings while soaking up the vibrant energy of Dalston."

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