LOVE LIVING
HACKNEY

17 Atkins Square Dalston Lane, London, E8 1FP

Offers in excess of £700,000

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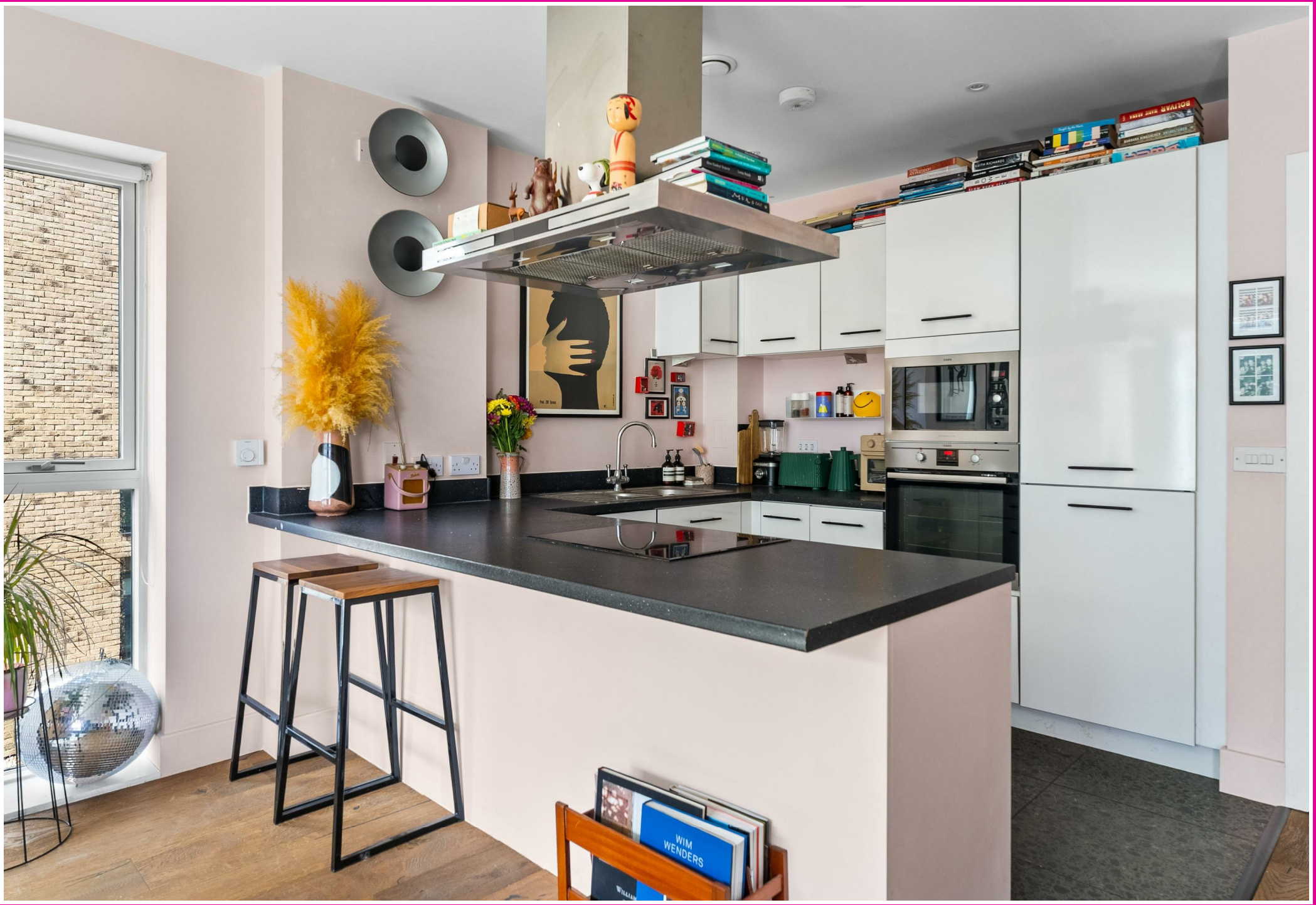
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WENDERS

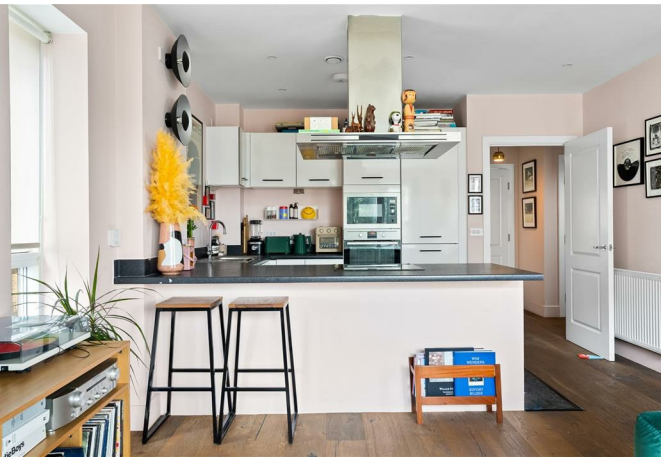
17 Atkins Square Dalston Lane

London, E8 1FP

- High spec modern apartment
- Gym and concierge
- Close to Hackney Downs
- Three double bedrooms
- Two balconies
- Excellent energy performance
- Excellent transport links
- Two bathrooms

The Home -

Positioned on the second floor of a modern development, this high-spec, three-bedroom apartment spans over 866 square feet and features two private decked balconies accessible from both the living space and bedrooms. The recent refurbishment has been thoughtfully completed and includes new engineered wood flooring, a sophisticated palette of Farrow & Ball and Lick paint, and ample built-in storage throughout. The modern fitted kitchen is beautifully finished with grey pebble terrazzo Mandarin Stone tiling, which continues into the bathrooms, creating a cohesive and stylish design. The development offers excellent lifestyle amenities, including a concierge service and a well-stocked gym. Worth mentioning, there is also a café, supermarket, and yoga studio conveniently based within the development, making day-to-day living effortless and enjoyable. Transport connections are fantastic, with Hackney Downs Overground Station providing swift access into Liverpool Street, while Hackney Central Overground offers easy routes to Stratford International to the east



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The Indoors

The layout flows seamlessly into the living area, where soft Farrow & Ball tones and new engineered wood flooring from the Luxury Flooring Company enhance the sense of warmth and comfort. Large windows and balcony doors further open up the space, connecting the interior with the outdoors and allowing natural light to fill every corner. The spacious open-plan living and kitchen area is flooded with natural light, this inviting space creates the perfect setting for relaxing evenings and entertaining family and friends. The kitchen is finished with Mandarin Stone grey pebble terrazzo tiling, adding a touch of modern sophistication, while high-quality cabinetry and generous counter space make it both stylish and practical.

The main bedroom, located to the left as you enter the home, is a serene retreat offering comfort and privacy. It features its own en-suite bathroom, finished with Mandarin Stone tiling, upgraded fittings, and a contemporary design. The room also has direct access to the first private balcony. The second bedroom, positioned to the right of the entrance, is a versatile space that can serve as a guest bedroom, home office, or study. It sits adjacent to the main bathroom, which has been fully upgraded with Mandarin Stone grey pebble terrazzo tiles, a new shower enclosure, Lick paint finishes, and elegant new taps and fittings, creating a clean, modern aesthetic. The third bedroom is located just off the living area and offers direct access to the second balcony, providing a sense of openness and light. This room can be adapted to suit your lifestyle, whether as a bedroom, creative studio, or additional home office.

The Outdoors

Both balconies are decked and are accessed from two of the bedrooms and the main living space. They provide two great outdoor areas for al fresco dining or a morning coffee.

Loving the location

Atkins Square is a few minutes' walk from the shops, bars, restaurants and cafes of Mare Street. Of note are local wine bar and shop 107, Charles Artisan Bread and My Neighbours the Dumplings on Lower Clapton Road. The weekly food market on Chatsworth Road is easily reached in under fifteen minutes by foot and Hackney Picture House, London Fields Lido and the Grade II* listed St John at Hackney, an eighteenth-century chapel and live music venue, are also located nearby.

For green open space, just a short walk away is Millfields Park, Hackney Downs Park, Clissold Park, Springfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest with 20-30 minutes.

The closest stations are Hackney Central overground which offers lines to Stratford and, Highbury & Islington. Hackney Downs and nearby Clapton station offers direct lines to Liverpool Street in under ten minutes.

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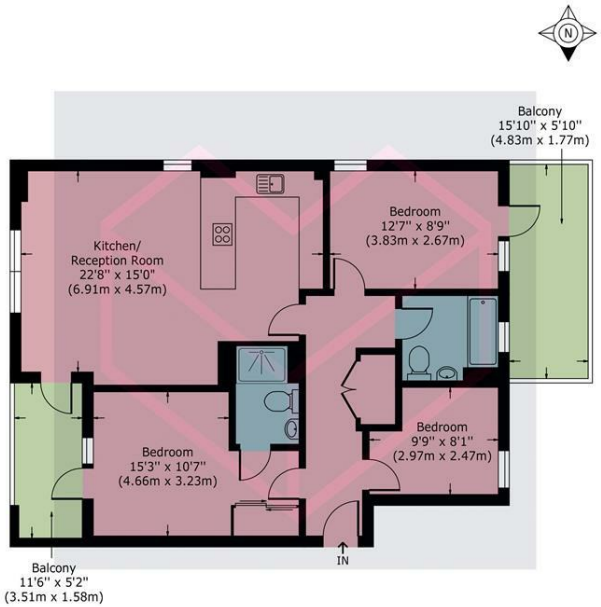
Floor Plans

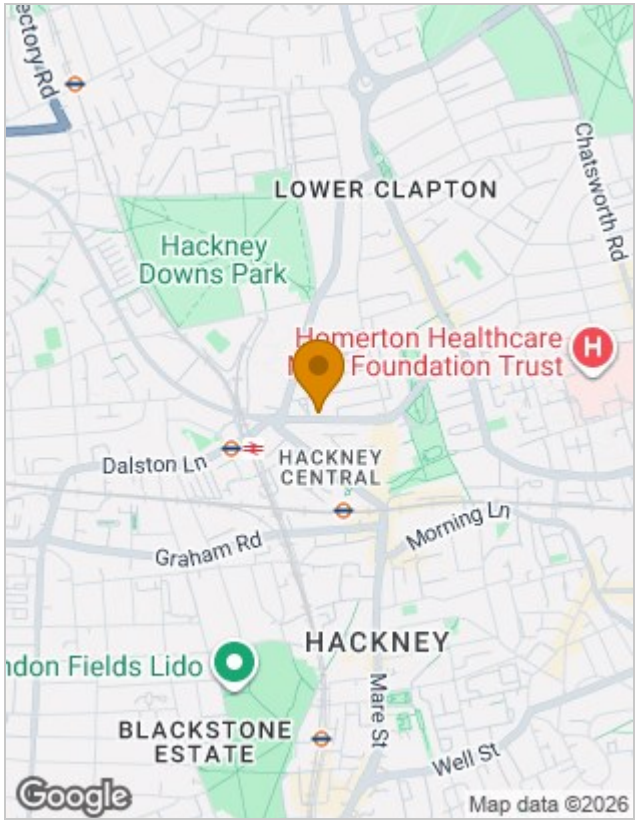


Atkins Square, E9

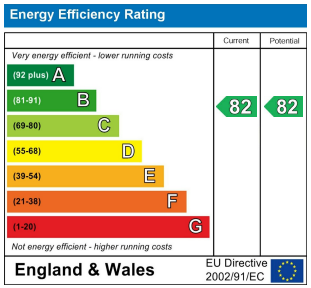
Approximate Gross Internal Area = 80.00 sq m / 866 sq ft

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

Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

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