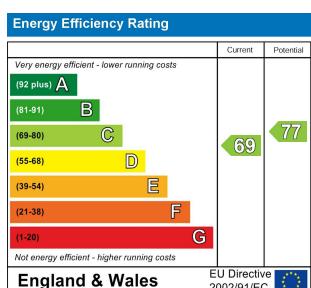
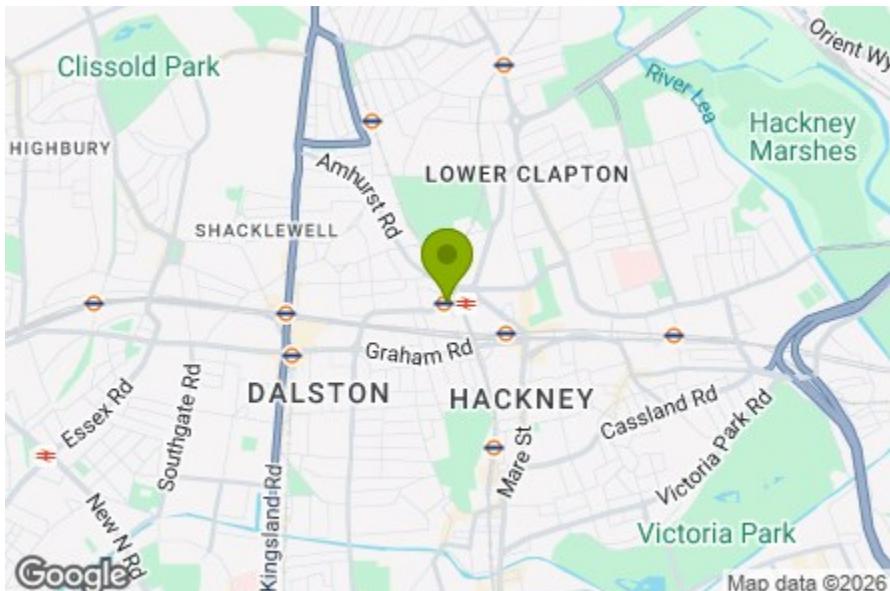


Total Area: 57.7 m² ... 621 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



DALSTON LANE, DALSTON £575,000 Leasehold 2 Bed Flat



Features:

- Top Floor
- Beautifully Presented
- Chain Free
- 2 Bedrooms
- Period Property
- Short Walk to Hackney Downs Station

Set within a handsome period building, this beautifully presented top-floor home offers a carefully finished interior with a strong sense of cohesion throughout. The arrangement includes two well-proportioned bedrooms and enjoys its position at the upper level, giving a sense of privacy and retreat. Offered chain free, it provides a clear and uncomplicated purchase. With classic architectural appeal and a short walk to Hackney Downs Station, it's a home that balances comfort, detail, and day-to-day living effortlessly.

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IF YOU LIVED HERE...

The building presents with traditional brickwork, immediately drawing the eye. Tall sash windows bring balance and rhythm to the frontage, while a neatly kept lawn to the front adds a soft, welcoming foreground. Set back from the street, the overall impression is one of quiet confidence and timeless appeal. Inside, the staircase makes an immediate impression, with decorative panelling and soft green walls creating a harmonious and considered introduction. A plush runner traces the stairs as they rise gently upwards, its subtle detailing adding depth and texture, and hinting at the quality found throughout the home. Upstairs, the hallway continues the palette with ease, where herringbone-patterned flooring brings warmth and character underfoot. A glazed balustrade allows daylight to travel through the space, creating a natural sense of connection between levels and a gentle rhythm as you move through the home. At the heart of the property sits the kitchen, lounge, and dining area, a beautifully composed setting designed to feel both welcoming and refined. Softly toned cabinetry forms a distinctive backdrop, while pale herringbone flooring adds movement and continuity across the room. Daylight pours in, drawing the different areas together and creating a space that feels generous and inviting. There's an easy balance here between comfort and elegance, making it just as suited to quiet mornings as it is to long, lingering evenings. Both bedrooms feel gently cocooning, wrapped in a softly layered shades that

encourages rest and retreat. The principal bedroom enjoys a leafy outlook through a generous window, while the second offers a similarly soothing atmosphere. Completing the home, the bathroom is richly styled with deep green tiling, patterned flooring, and warm brass accents, alongside a bath with an overhead rain shower, creating a luxurious and indulgent finish. Beyond the front door, the surrounding neighbourhood offers a rich mix of places to eat, drink, and unwind, with something to suit every mood. Independent favourites such as Down to Earth are known for excellent coffee and relaxed brunches, while Casa Fofo offers an intimate dining experience with carefully selected menus. Dalston Eastern Curve Garden provides a creative green setting, while Oslo Hackney adds live music and evening energy. Leafy escapes are close at hand too, from the open lawns of Hackney Downs Park to London Fields, with its lido, weekend market, and well-loved pub overlooking the park.

WHAT ELSE?

Well connected for travel across the city, the area is served by multiple London Overground stations alongside direct rail services into Liverpool Street. Hackney Downs Station is just four minutes away on foot, while Hackney Central Station is around ten minutes. Dalston Kingsland Station, London Fields Station, and Dalston Junction Station are all reachable in around fifteen minutes, offering a wide choice of routes across East London and into the City.



A WORD FROM THE OWNER...

We've truly enjoyed our time in this two-bedroom flat and one of its biggest strengths has been the location. Situated in E8, it offers the perfect balance of connectivity and community, with excellent transport links, local shops, cafés and green spaces all within easy reach, making day-to-day living extremely convenient.

The neighbourhood has a great atmosphere and a strong sense of community, and we've always found it to be friendly and welcoming. Being within a good school catchment adds further long-term appeal, particularly for families or those planning ahead.

The flat has been recently refurbished and has been a pleasure to live in. The two-bed layout works really well, offering flexibility for a second bedroom, home office or guest space, while maintaining a modern, comfortable feel throughout. Overall, it's a well-located, well-finished home that suits a wide range of buyers.

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