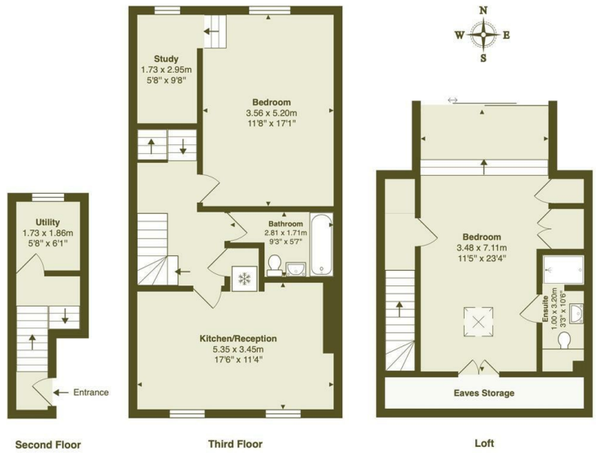


Total Area (Excluding Eaves Storage): 100.1 m² ... 1077 ft²

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.

Utility
5'8" x 6'1"

Kitchen / Reception
17'6" x 11'3"

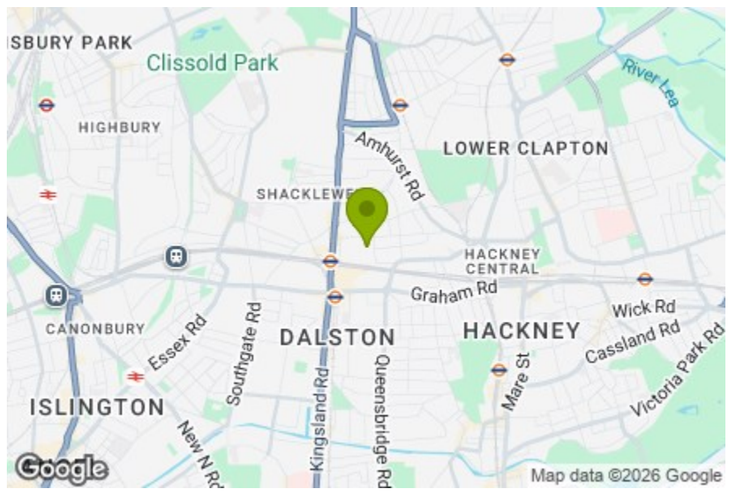
Bathroom
9'2" x 5'7"

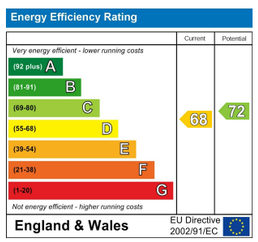
Bedroom
11'8" x 17'0"

Study
5'8" x 9'8"

Bedroom
11'5" x 23'3"

Ensuite
3'3" x 10'5"





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E17 & E10
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COLVESTONE CRESCENT, LONDON

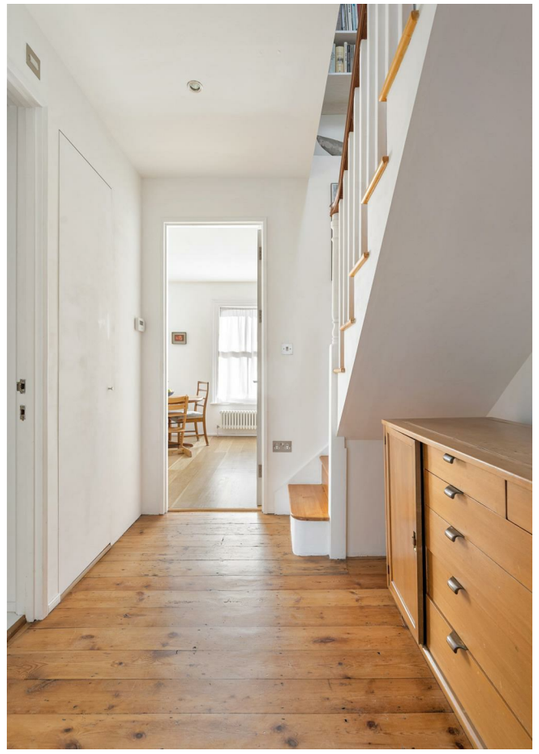
Offers In Excess Of £800,000 Share of Freehold
2 Bed Flat

Features:

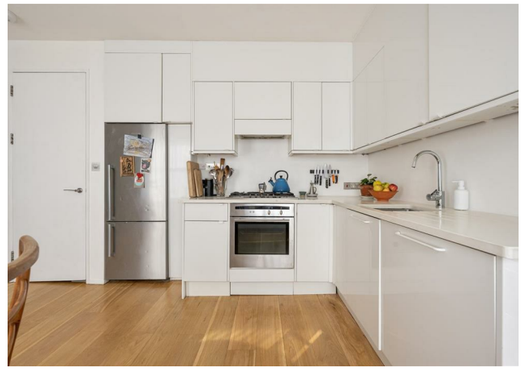
- Two Bedroom Apartment
- Victorian Conversion
- Arranged Over Three Floors
- Two Bathrooms
- Utility Room
- Beautifully Presented Throughout
- In the Heart of Dalston

A beautifully presented two bedroom Victorian conversion in the heart of Dalston, arranged over three floors with two bathrooms and utility room. The generous layout gives each part of the home its own space, while Dalston's independent food spots, pubs and cultural venues are all close by.

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IF YOU LIVED HERE...

Your entrance is on the second floor, where there's a separate utility room before stairs lead up to the main living level. Here, the kitchen and reception room is bright and open, with warm wood flooring and two large sash windows. Sleek white cabinetry keeps the kitchen simple, while there's plenty of room for a dining table and seating. A bathroom with a bath and shower above also sits on this floor.

The first bedroom is particularly generous, with soft carpet, a large sash window and space for furniture beyond the bed. From here, stairs lead to a separate study, giving you a useful workspace away from the main living areas.

Up in the loft, the second bedroom stretches across much of the top floor, with wood flooring, a rooflight and its own ensuite shower room. There's fitted storage along the eaves, as well as further built-in cupboards, making good use of the space beneath the roofline. Across all three floors, white walls, natural wood and plenty of daylight give the interiors a calm, cohesive feel.

WHAT ELSE?...

-Dalston is right on your doorstep, with Ridley Road Market, Dusty Knuckle, Oren and Mangal among the neighbourhood's many places to eat, drink and shop, while Stoke Newington is also close by for Church Street and its independent cafés, restaurants, pubs and shops.

-For green space, Hackney Downs is close by, while London Fields and its lido are also within easy reach.

-Dalston Kingsland and Dalston Junction Overground stations provide excellent connections across east and north London, with plenty of local bus routes nearby too.

-Families are particularly well served by a great choice of highly regarded schools nearby.

-Ongoing council initiative to develop the former Colvestone Primary School building into a creative community hub, and a street greening plan that will include a dedicated pedestrian and cycle zone.



A WORD FROM THE OWNER...

"We have been living on Colvestone Crescent for 20 years and love our home and the area. The whole flat was redesigned with architect Michael McNamara (LaMa Studio) to convert the loft space into a unique living and work space, with aerial views of the gardens and nearby St Mark church. Our other favourite part of the renovation is the mezzanine in the second double bedroom. Of course, it's also a great street and area. There is a thriving community on Colvestone Crescent and everything Dalston has to offer on our doorstep. Yet, because it's a no-through road, the flat is peaceful and quiet. This has been the perfect home for us to grow in. From our early days hosting dinner parties and film screenings, to our family home and the place where our two children are flourishing. So, whilst it's time to move on, we will honestly miss it."

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