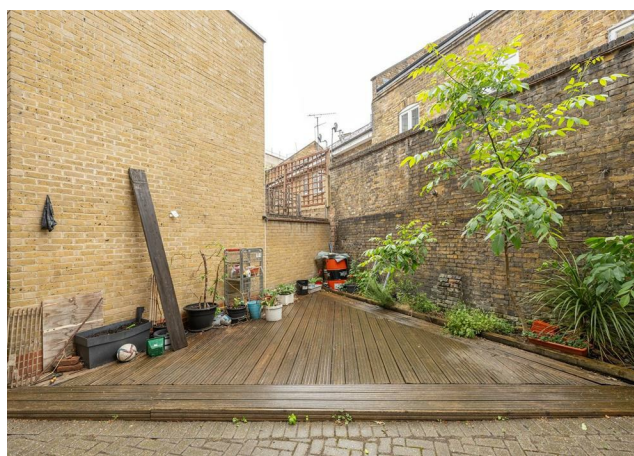


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#### IF YOU LIVED HERE...

A long hallway leads you through the home, creating a natural sense of separation between the living and sleeping spaces. At the heart of the flat, the reception room is a wonderfully bright and welcoming space with warm wood flooring underfoot, built-in shelving and plenty of room for both relaxing and dining. Large windows bring in plenty of natural light, while the neutral palette keeps the atmosphere calm and easy to make your own.

The kitchen sits separately and is thoughtfully arranged with shaker-style cabinetry, timber worktops and tiled splashbacks, making excellent use of the available space. Both bedrooms are generous doubles, each enjoying a calm feel and good proportions. The principal bedroom is particularly spacious, while the second bedroom offers flexibility for guests, working from home or growing households.

The bathroom has been finished in a timeless style, with white sanitaryware, wood-effect flooring and distinctive green wall tiling

adding character and warmth. Outside, residents have access to a well-kept communal garden, offering a pleasant spot to enjoy warmer days, while secure bicycle storage is a practical addition for day-to-day life in Dalston.

#### WHAT ELSE?

- Dalston Kingsland and Dalston Junction stations are both within easy walking distance, providing Overground connections across East London and beyond.
- Local favourites nearby include Jolene, Dusty Knuckle Bakery, Lucky & Joy and 107 Wine Bar, placing some of Hackney's best food and drink destinations close to home.
- London Fields, Hackney Downs and the Regent's Canal are all within easy reach when you're in the mood for open green space, weekend markets or waterside walks.



#### A WORD FROM THE EXPERT...

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart".

EVA BOUZAKI  
HACKNEY BRANCH MANAGER

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