



## Seal Street, London, E8

- Ground Floor
- One bedroom
- Close to local amenities
- Located within the Shacklewell Green Conservation Area
- Gated development
- Excellent condition throughout
- Close to Hackney Downs Park
- Close to transport links

**Asking Price £440,000**



# Seal Street, London, E8

## DESCRIPTION

A well-presented one-bedroom ground floor apartment, set within a secure gated former factory conversion in the heart of E8, located within the Shacklewell Green Conservation Area.

Offering approximately 492 sq ft (45.7 sq m) of internal accommodation, the property is arranged around a bright and well-proportioned open-plan kitchen/reception room, providing ample space for both living and dining, with a modern fitted kitchen and integrated appliances.

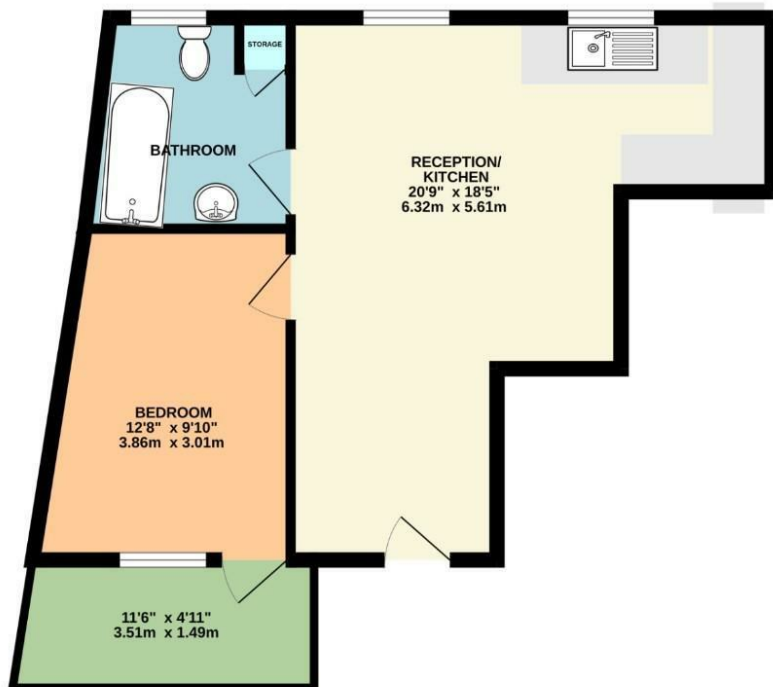
The bedroom is a comfortable double, benefiting from direct access onto a private patio area overlooking a well-maintained communal courtyard, creating a pleasant outdoor setting. The property further comprises a bathroom with three-piece suite and additional internal storage, whilst the development itself is secure and gated, set back from the road and offering a peaceful environment whilst remaining centrally located. The building is a former factory conversion, originally built circa 1910.

Seal Street is ideally positioned within easy reach of the vibrant amenities of Dalston and Stoke Newington, including local amenities such as Michelin guide rated Oren restaurant, Gallery Cafe Bric, Rio Cinema, LNCC, Spazio Leone and Brunswick East, as well as London Fields Lido, and close to the open green spaces of Hackney Downs. There are excellent transport links within walking distance from Dalston Junction and Dalston Kingsland Stations (Overground), along with Rectory Road Station and numerous bus routes offering direct access into The City and West End.





GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 492 sq.ft. (45.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix (2022)



### Viewings

Please contact [StokeNewington@hunters.com](mailto:StokeNewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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