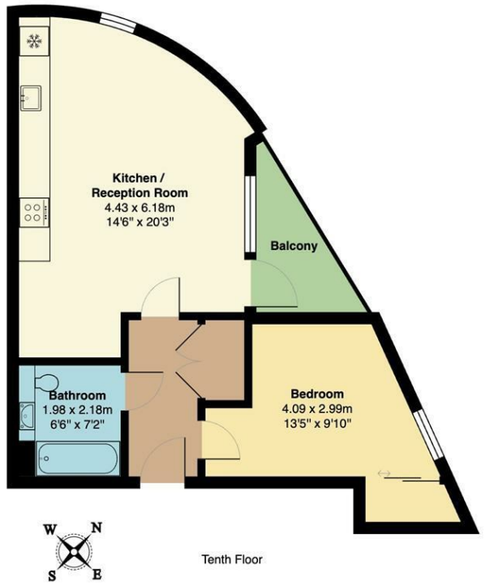
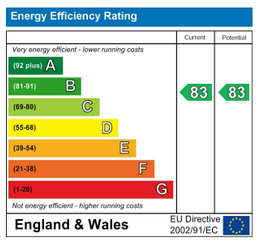


Total Area: 48.6 m² ... 524 ft² (excluding balcony)

All measurements are approximate and for display purposes only





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Kitchen / Reception Room
14'6" x 20'3"

Bathroom
6'5" x 7'1"

Bedroom
13'5" x 9'9"

Balcony

THE STOW BROTHERS

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DALSTON LANE, HACKNEY

Offers In Excess Of £400,000 Leasehold

1 Bed Apartment

Features:

- One Bedroom Property
- Tenth Floor
- Gym and Concierge
- Beautifully Presented Throughout
- Chain Free
- Moments from Hackney Downs
- Short Walk to Hackney Central

This smart and stylish one-bedroom apartment is situated on the tenth floor of a modern development in the heart of Hackney, surrounded by incredible amenities, transport links and a surprising amount of green space.

As well as the sleek interiors and epic views, there's a private balcony, concierge and even a communal gym. The fact that it's on the market chain-free is yet another great bonus.

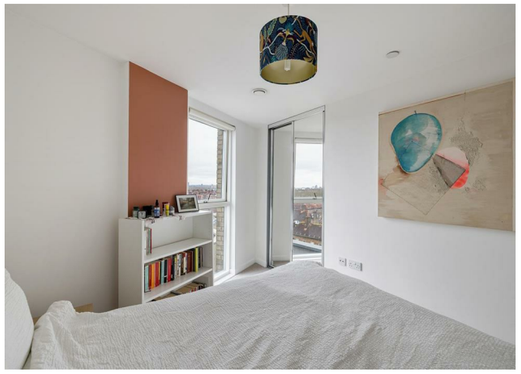
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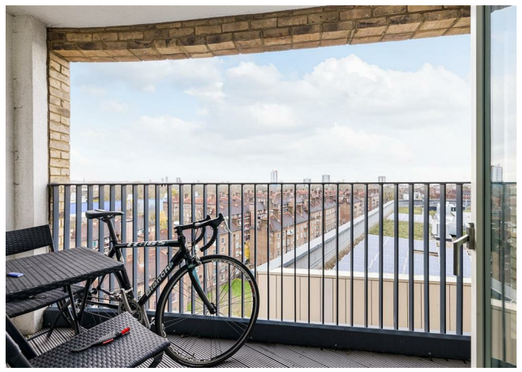












IF YOU LIVED HERE...

Behind the unique curved exterior, up on the tenth floor, and you'll access your 524 square foot home. The decor is spotless and considered, acting as the perfect blank canvas as you settle in.

The open plan reception/kitchen is bursting with natural light thanks to the generous amount of glazing, while the kitchen area is sleek and modern, with sleek units and integrated appliances. The bedroom is a double with in-built storage, and the bathroom is smart and contemporary with an over-tub shower. There's plenty of storage space throughout, including convenient built-in storage in the hallway.

You'll love relaxing on your spacious private balcony, enjoying the lofty views. The tenth floor height also adds an element of energy efficiency, something you'll appreciate in winter. Another way of warming up is, of course, by heading to the communal gym and putting in a work-out - the ultimate convenience.

As for beyond, this is a brilliantly thriving part of Hackney - as if you didn't already know that - and it also offers incredibly easy access to London Fields, Clapton and Victoria Park. Your local pub is the wonderfully iconic Pembury Tavern, while The Vincent is just as close and will be your go-to for brunch. Only slightly further away you'll find Casa Fofo - a simply great spot for fine dining (so perfect for date night). And thanks to your concierge service, you don't have to worry about missing any deliveries while you're out exploring.

WHAT ELSE?

- The Hackney Picturehouse cinema is just 10 minutes away on foot and has a brilliant selection of blockbusters and indies alike, as well as a great cafe bar - the perfect meeting point.
- Despite all the urban buzz, this area has a surprisingly large amount of green space. Hackney Downs Park is a stone's thrown away, while London Fields is strolling distance, with its much-loved lido. Victoria Park is a short stretch further - and home to some internationally renowned festivals including All Points East Festival and Field Day.
- Transport is plentiful in this area with some excellent bus routes nearby, including the 55 and 38 into central London, as well as Hackney Downs station very close by, which is served by the Overground.



A WORD FROM THE OWNER...

"Where to begin! I have truly adored this flat. It's a bright and airy property; being on the 10th floor, you're quite literally living among the clouds! The sunrise and sunset views from the kitchen are simply breathtaking, and watching the world go by from the balcony is particularly delightful, especially in the summer. Situated on the corner of the building, the flat offers a peaceful sanctuary away from the hustle and bustle of Hackney below. The location is phenomenal and undoubtedly one of its greatest attributes. Amazing restaurants, bars, and independent shops are all within walking distance, as is Hackney Downs, which is perfect for running or a game of tennis. I've loved strolling over to My Neighbours the Dumplings for delicious small plates, enjoying pints at the Chesham Arms and The Elderfield, hunting for vintage clothes at Paper Dress, and practising yoga at the MoreYoga studio in the Atkins Square development — it all makes for the perfect weekend! And of course, being in Zone 2 means excellent transport links that get you into central London in a flash."

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