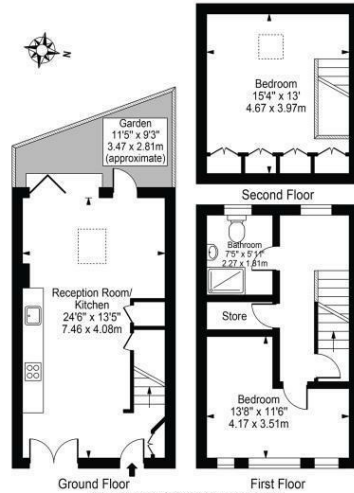


House - Terraced

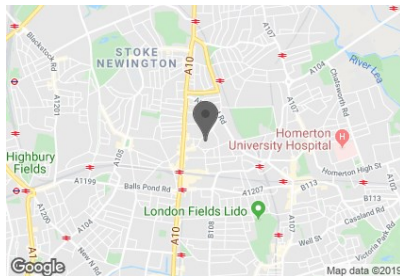
Independent Place E8

£750,000

Independent Place, E8 2HE
Approx. Gross Internal Area 843 Sq Ft - 78.31 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or for the basis of any sale or let.



This is a stylish three storey house located within a gated development of converted printing warehouses.

Independent Place is perfectly located for City living, with Dalston's trendy bars a moment away and the green spaces of London Fields within close proximity.

Transport links are excellent and both Dalston Kingsland and Dalston Junction Overground Stations are a short walk away, offering links to Central, North West and East London. There are also plenty of busses on Kingsland Rd that take you directly into the City.

The ground floor of this beautifully designed home has an open-plan living area with bi-folding doors that open out onto a walled patio garden. The kitchen is fully integrated with bespoke units and space to dine.

The first floor hosts a light filled double bedroom with a feature window, a luxurious bathroom with a walk-in shower and a large storage cupboard.

The Master bedroom is located on the third floor and is peaceful, with a large skylight to let in lots of natural light.

Bespoke storage can be found throughout the house, which is ideal for clutter-free living. This property has an allocated off-street parking space and an on-site porter. The communal gardens are beautifully kept and the development is a centrally located and peaceful place to be.



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ENERGY AND EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
How energy efficient is your property?			
100-100%	A		84
91-100%	B		
81-90%	C	71	
71-80%	D		
61-70%	E		
51-60%	F		
41-50%	G		
1-40%			

England & Wales

EU Directive 2002/91/EC



OUT AND ABOUT

Shacklewell Arms - Vibrant local pub, renowned as a hot spot for up-and-coming bands.

London Fields / London Fields Lido - The green spaces and the Lido, a 50 metre outdoor pool open all year round.

Dalston Curve Garden - Beautiful public green space in the heart of Dalston providing an oasis of plants.

Rio Cinema - Fantastic grade 2 listed Art Deco independent cinema.

Hackney Downs - One of Hackney's major green spaces, Hackney Downs opened as a public park in the heart of the borough in 1884.

