

# AUCOOT



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ADDRESS

Independent Place, London E8

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PRICE

£749,999

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DESIGNER

Unknown

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## INFORMATION

This bright, light two-bedroom home has a vaulted ceiling and a stunning window that floods the living space with natural light. Completed in the 80's as part of a print works development in fashionable Dalston, there is private off-street parking, a porter and outside space.

Built in a subtle postmodern style with yellow brick, this small row of houses compliment, but don't distract from, the older nearby warehouses. Instead they offer a gracious addition to the site, welcoming visitors as they enter the complex from Shacklewell Lane. Set over three levels, the first floor is where you'll find the living space and kitchen. Light is ushered into the double-height space from the large, spectacular window on the front of the house, a graphic reference to the factory windows found close by. The kitchen has shaker style cabinets providing plenty of storage and there's enough room for a good sized dining table, offering a perfect social space for entertaining or relaxing. On the second floor the family bathroom has a newly added Velux window, making the room feel bright and airy. The second bedroom (or office) is also on this floor, looking back over the living area through two elongated windows. Downstairs, the ground floor is home to a very generous master bedroom with an en suite bathroom and access to a small terrace, perfect for quietly reading or enjoying a morning cup of tea.

Dalston is well known for its bustling nightlife and plethora of spots for brunch or coffee. It has plenty of bars, pubs, shops and restaurants. You could be eating in Stevie Parle's, Rotorino one night and Gilbert and George's favourite Turkish restaurant the next. The beautiful art deco cinema, the Rio, and the world-class Arcola Theatre are also on your doorstep. Transport links are good, there are two Overground stations to choose from, Dalston Kingsland or Dalston Junction, and buses will get you in to the City or the West end easily. The green expanse of Hackney Downs is a seven minute (0.4m) walk away. Shoreditch and Stoke Newington are also within easy reach.

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LEASE LENGTH

TBC

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SERVICE CHARGE

TBC

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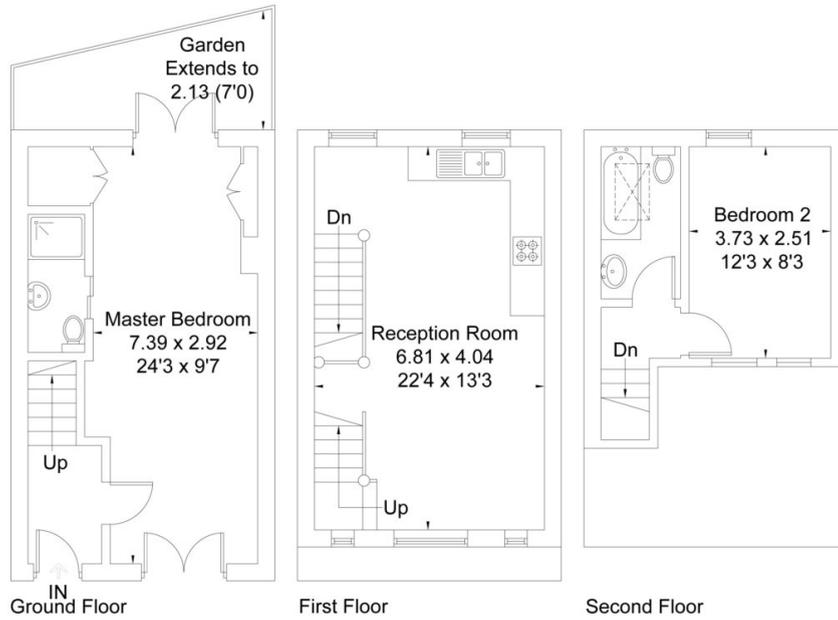
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Independent Place, E8  
Approximate Gross Internal Area = 74.6 sq m / 803 sq ft  
Illustration for identification purposes only. Not to scale. Ref: 177355

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