

# AUCOOT



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## ADDRESS

Independent Place, London E8

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## PRICE

£990,000

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## ARCHITECT

Unknown

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## INFORMATION

This large two-bedroom, three-storey home is located within a gated warehouse development in fashionable Dalston. Part of the original industrial building, the house has recently been re-fitted to a very high standard, has a private patio area, a first-floor balcony and its own parking space. It is situated in the most desirable part of the development – The Square – a tranquil and very well maintained courtyard garden with lawns and mature planting.

The main living area is positioned at the top of the house. The impressive double height ceilings enhance the volume of this open-plan space and the natural light streams in through the large warehouse windows and skylight. The windows themselves have recently been replaced with new double-glazed units. The industrial history of the building is visible through the exposed original beams and complimented by a bespoke metal staircase and oak floor. A balcony overlooks the garden and there is also access to a mezzanine floor, currently used as an office/third bedroom. The kitchen, just beyond the main living area, includes fully-integrated Miele and Smeg appliances.

Downstairs, via a bespoke oak and glass staircase, is a large hallway and the main entrance with limestone floors, storage built in under the stairs and exposed cast iron pillar and beam that hint at the building's bones, hidden underneath the 11ft high ceilings. The bedroom at the front has bi-fold doors that open on to a private south-facing terrace. The second bedroom has had an en suite wet-room added to it and benefits from a built-in wardrobe and there's also a family bathroom with a whirlpool bath and underfloor heating.

Independent Place was created in the early 1990s via the sympathetic restoration of a Victorian printing warehouse – 'His Majesty's Printing Works, Eyre and Spottiswoode Bible Printers'. The development has three gated entrances and a resident porter. This property comes with a share of the freehold and its own dedicated parking space.

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 three Overground stations to choose from, Dalston Kingsland, Dalston Junction or Hackney Downs, and buses will get you into 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

973 years

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### SERVICE CHARGE

£2236 pa

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### EPC

=C

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# AUCOOT

## Ground Floor

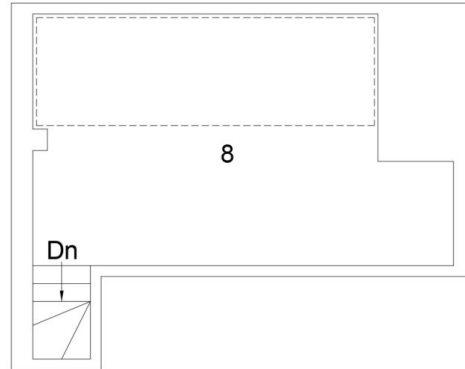
1. Bedroom 1
2. Bedroom 2
3. Bathroom
4. Patio


## First Floor

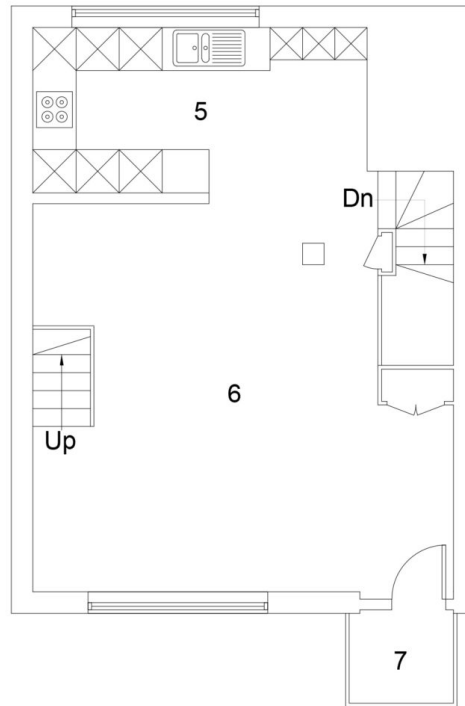
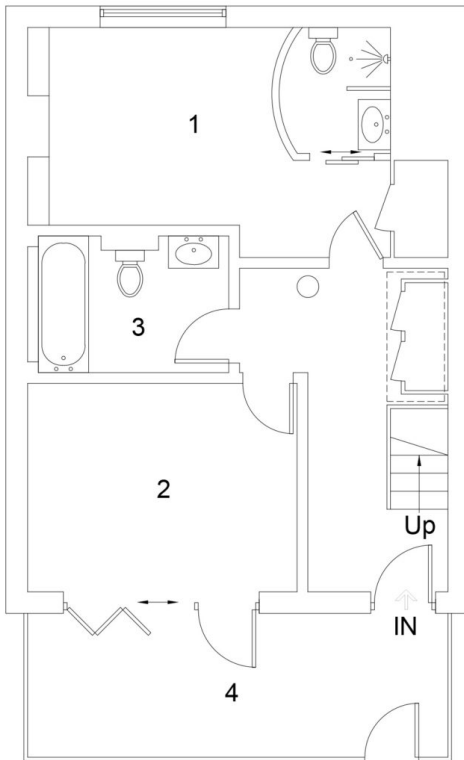
5. Kitchen
6. Reception Room
7. Balcony

## Mezzanine

8. Office / Bedroom 3



 = Reduced headroom below 1.5m / 5'0



Independent Place, E8  
 Approximate Gross Internal Area = 114 sq m / 1227 sq ft  
 (Including Mezzanine)  
 Illustration for identification purposes only. Not to scale. Ref: 187384

