



LOVE LIVING
HACKNEY



Flat 46, 57 Kingsland High Street, London, E8 2FA

£850,000





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- Large private terrace
- Three double bedrooms
- Two bathrooms
- Great transport links
- Far reaching views of the city
- Great entertaining space
- Excellent soundproofing, ensuring peace and privacy
- Large communal terrace

The Home -

This apartment with a huge private terrace (over 3300 sqft) offers the perfect combination of contemporary living, thoughtful design, and a highly sought-after location. Ideally situated between Dalston, Stoke Newington, and Hackney Downs Park, this home provides concierge, spacious interiors, premium finishes and an airy, light-filled ambience throughout. With an open-plan living and kitchen area, three generous bedrooms, huge private terrace, and access to a communal outdoor space, this property truly blends comfort and style. The apartment benefits from high-end integrated appliances, bespoke fittings, excellent soundproofing, and a friendly, respectful community of neighbours. It's ideal for anyone looking for a vibrant yet peaceful lifestyle in one of East London's most desirable neighbourhoods. The property is on the doorstep of both Dalston Kingsland and Dalston Junction providing fantastic transport links to the city and beyond.



The Indoors

Upon entering you are led into a spacious hallway, which has great storage space for utilities and a deep storage cupboard, ideal for household essentials and the main bathroom. The hallway leads on to three bedrooms and the open plan kitchen / living room that is flooded with natural light from the floor to ceiling windows. With the kitchen running down one side of the living room, there is plenty of room to accommodate for both a dining area and sofa / tv area. The kitchen includes integrated appliances fridge, freezer, and dishwasher.

The three spacious bedrooms comfortably fit king size beds and still allow space for a desk area making it ideal for working from home. The main bedroom has a built in wardrobe and an en-suite bathroom. All bedrooms also have floor to ceiling windows continuing to flood the property with light giving a bright and airy feel.

The bathrooms have also been finished to a great standard.

The Outdoors





The property features a 3340 sqft private terrace, accessed via floor-to-ceiling glass doors from the living space. With fantastic views, this is perfect for relaxing with a morning coffee or enjoying evening sunsets. Additionally, residents enjoy a communal outdoor area, creating a genuine sense of community within the building.

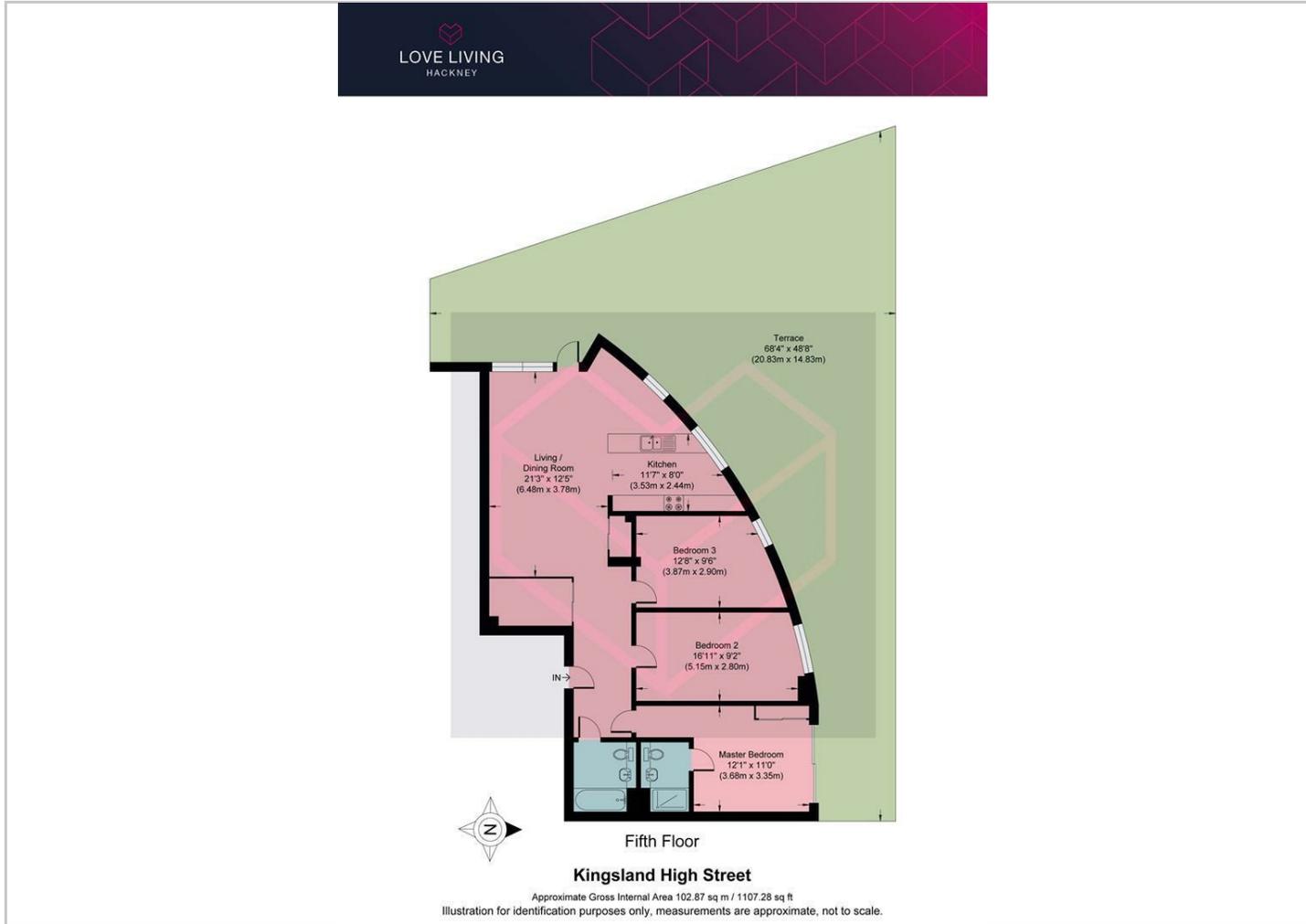
Loving the Location

The apartment is situated perfectly between Dalston, Stoke Newington and Hackney Downs Park. Dalston has an eclectic range of bars, restaurants, cafes and lifestyle including Oren, Papo's Bagels, Brilliant Corners, Mangal II and many excellent pubs. Stoke Newington and Church Street is full of artisan coffee shops and smart cafés every few yards, including Caffeine London, The Good Egg, The Blue Legume, The Green Room and The Last Crumb Café. There is a wide choice of restaurants including Franco Manca chain pizzeria, Fanny's Kebabs, now with three branches; Spanish restaurant Black Pig with White Pearls, The Haberdashery for brunch and lunch and Yum Yum, a long-standing modern Thai restaurant in a fine Georgian house. Dalston Junction and Kingsland stations are both a short walk away, providing transport links on the east/west and south-bound branches of the London Overground. Nearby Hackney Downs station provides links to Liverpool Street in less than ten minutes. Buses run regularly to London Bridge and the City from nearby Kingsland Road.





Floor Plans



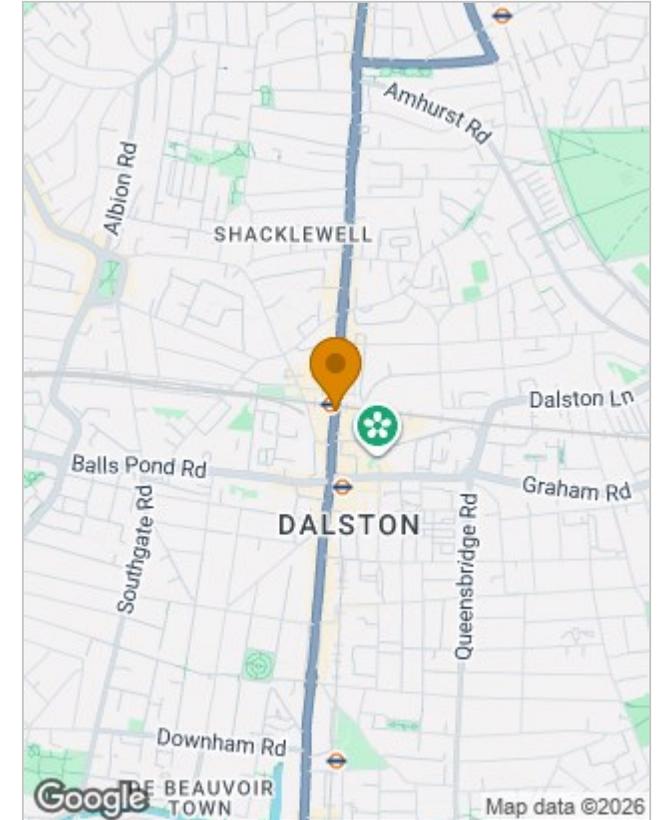
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(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	