



# LOVE LIVING

HACKNEY



Labyrinth Tower Dalston Square, London, E8 3GP

Offers in excess of £1,000,000



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# Labyrinth Tower Dalston Square

London, E8 3GP

- Bright, modern open-plan kitchen with ample storage
- Winter garden, ideal for outdoor seating and plants
- Four Bedrooms
- Contemporary family bathroom and guest W/C
- Direct access to communal roof terrace and plants
- Three Bathrooms

## The Home-

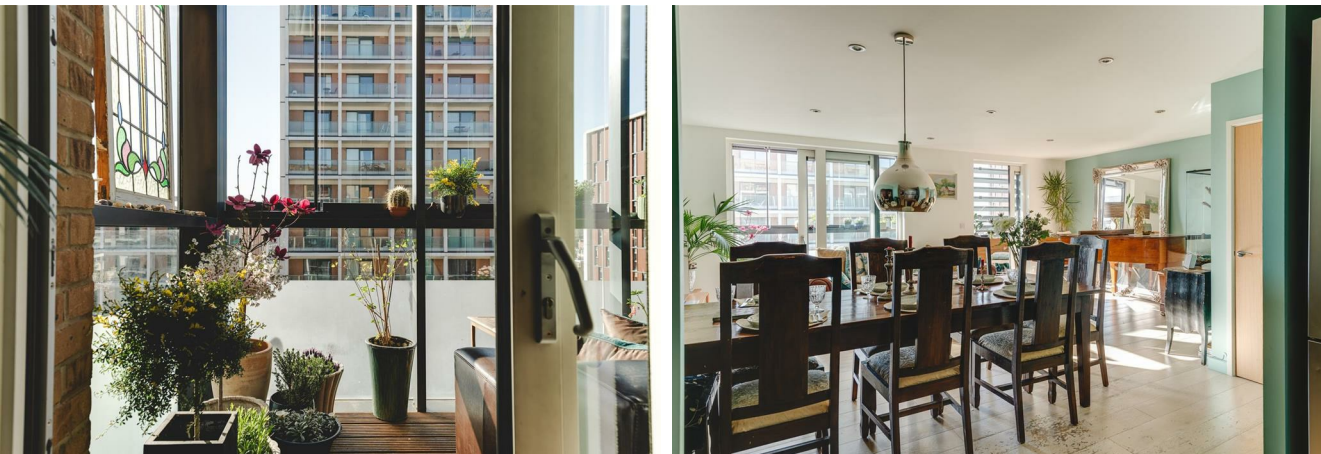
This impressive split level four bedroom apartment in Dalston Square offers over 1,500 sq ft of bright and versatile living space across the eighth and ninth floors. The lower level features a spacious open plan kitchen, living and dining area with a stunning, double height winter garden, plus a double bedroom and guest WC. Upstairs are three further double bedrooms, including a principal suite with en suite shower room and a family bathroom. The property also enjoys direct access to a communal roof terrace. Perfectly located in the heart of pedestrianised Dalston Square, the property is moments from excellent cafés, restaurants, cultural venues and both Dalston Junction and Kingsland stations.



## The Indoors

Set across the eighth and ninth floors of Labyrinth Tower, the apartment provides more than 1,500 square feet of thoughtfully arranged space. The lower level centres around a large open-plan kitchen, living and dining area, filled with natural light and ideal for both everyday family life and entertaining. This floor also includes a double bedroom and a separate guest WC, offering flexibility for guests, a home office or additional living space. Upstairs you will find three further double bedrooms, including a spacious principal bedroom with its own en-suite shower room, and a contemporary family bathroom. Every bedroom is a true double, creating a calm and versatile home that works beautifully for families or professional sharers alike.

## The Outdoors

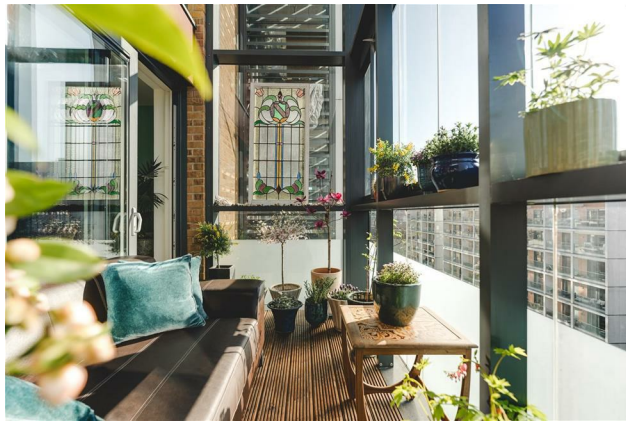




One of the huge benefits of this apartment is the double height winter garden that extends across the living space, providing the perfect spot to enjoy afternoon and evening sun. Residents also have direct access from the ninth floor to a communal roof terrace, a wonderful shared outdoor space for relaxing or socialising with neighbours, adding another dimension of indoor outdoor living.

### Loving the Location

Perfectly positioned in the heart of pedestrianised Dalston Square, the property enjoys immediate access to the area's vibrant mix of independent cafés, restaurants, cocktail and jazz bars, as well as the community's Eastern Curve Garden, Arcola Theatre, the Art Deco Rio cinema, and music venue Earth. Excellent transport links are close at hand with Dalston Junction Station (Windrush Line) and Dalston Kingsland Station (Mildmay Line), providing swift connections across London, including direct access to the Elizabeth and Victoria Lines, while multiple bus routes offer direct travel into the City of London and Soho. The green spaces of London Fields and Victoria Park, together with the popular Broadway Market and Columbia Road flower market, are all within easy reach, offering an ideal balance of urban living, outdoor leisure, and traditional outdoor markets in one of London's trendiest neighbourhoods.

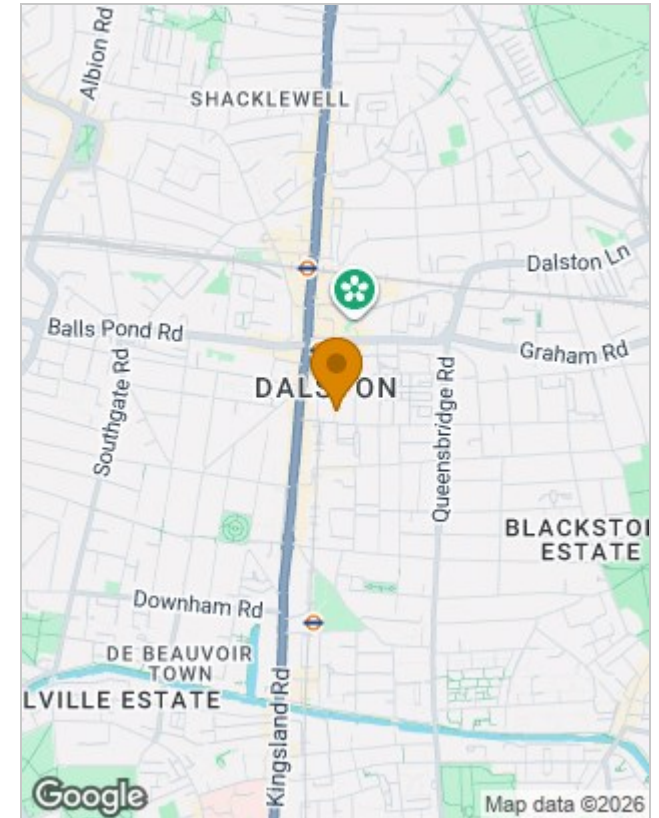




## Floor Plans



## Location Map



## Energy Performance Graph

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 81                      | 81        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## 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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