



# LOVE LIVING

HACKNEY



2, 57 Kingsland High Street, London, E8 2FA  
Asking price £311,250

1 1 1 B



# 2, 57 Kingsland High Street

London, E8 2FA

- Spacious open-plan living and kitchen area
- Bespoke fitted wardrobes and ample storage throughout
- Timber flooring (Egger Cortina Oak)
- Communal outdoor area
- Private balcony accessible from the bedroom
- High-spec bathroom with Vitra fixtures and Hansgrohe taps
- Excellent soundproofing, ensuring peace and privacy
- Unbeatable location

75% Shared Ownership -

This apartment 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, a generous bedroom, balcony, 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 Indoors

Upon entering you are led into a spacious hallway, which hosts large double-door wardrobe and a deep storage cupboard, ideal for household essentials. This thoughtful entrance creates a sense of separation and privacy before opening into the open plan living and kitchen space, filled with natural light. The room easily accommodates a comfortable sofa and TV setup, while the kitchen area offers separation while feeling connected. The kitchen includes integrated Bosch appliances fridge, freezer, and dishwasher alongside an integrated Siemens oven and Siemens microwave. Multiple sleek storage units, including a clever section that mimics an island, add to the sense of space and functionality.

An additional zone for a dining setup welcomes natural light and creates an airy, inviting atmosphere. The spacious bedroom comfortably fits a king size bed and desk area for those with hybrid or remote work setups. It features bespoke Dekko-fitted wardrobes, providing plenty of storage. The highlight of this room is the floor-to-ceiling Aluprof patio doors, which lead directly onto the balcony. The bathroom showcases a modern, high-spec design, featuring a Vitra Optima bath (1700/700mm) Vitra semi-recessed basin, premium Hansgrohe taps and high-quality finishes that create a clean, contemporary look. The owner has upgraded the living area to include a custom-built wall-mounted storage unit. The apartment has Egger cortina oak timber flooring throughout for a warm, modern aesthetic, Franchi ironmongery finishes and excellent soundproofing which ensures no disturbance from neighbours or Kingsland High Street.

## The Outdoors



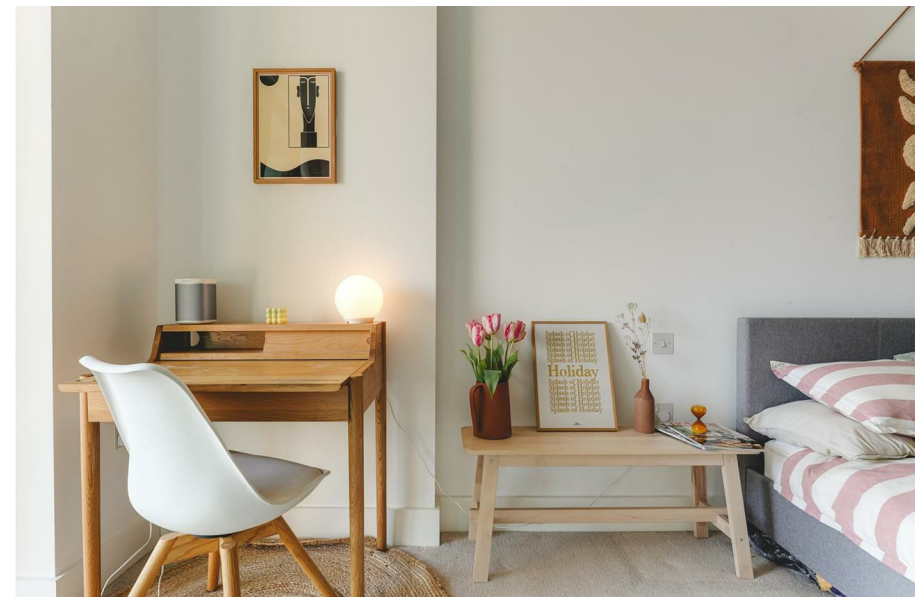


The property features a balcony, accessed via floor-to-ceiling glass doors from either the living space or main bedroom. This secluded nook is perfect for relaxing with a morning coffee or enjoying evening sunsets while taking in the views of the surrounding neighbourhood. Additionally, residents enjoy 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.

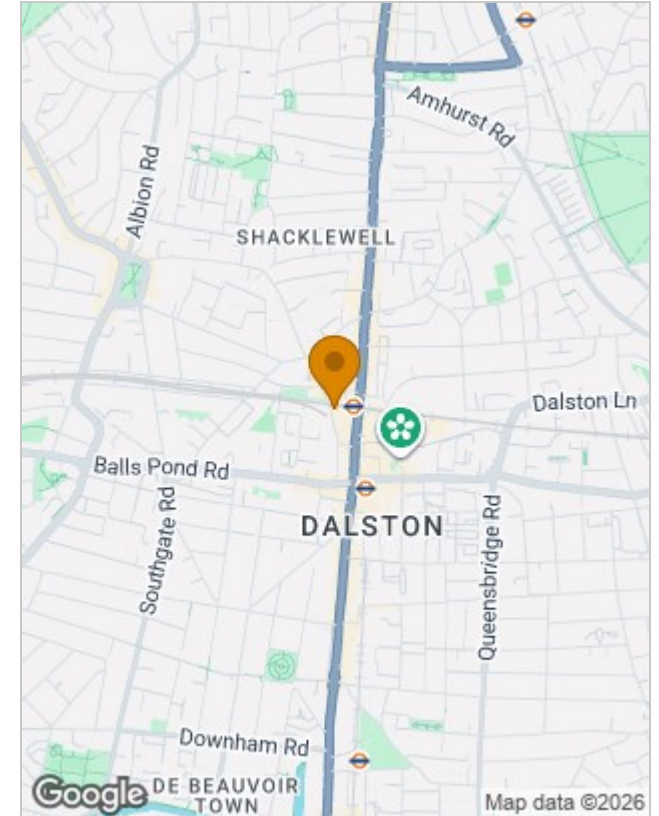




## Floor Plans



## 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>	85	85
(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.

Studio 74, Containerville 1 Emma Street, London, E2 9DT

Tel: 0203 005 2600 Email: [hello@loveliving.uk](mailto:hello@loveliving.uk) <https://www.loveliving.uk>