



LOVE LIVING
HACKNEY



Flat 6, 158, Maple Court Dalston Lane, London, E8 1NG

Offers in excess of £425,000





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London, E8 1NG

- Bright and spacious one-bedroom apartment
- Bosch induction hob and Bosch dishwasher included, plus Smeg oven.
- Large main bedroom
- Bike racks in the courtyard.
- Prime Hackney location with easy access to green spaces, transport links, and restaurants.
- Open-plan living and kitchen area with direct balcony access.
- New kitchen cabinet doors and stylish wooden worktops.
- Modern bathroom with bath and quality fittings.
- Small, friendly community with only 14 flats in the building.

The Home –

This one-bedroom apartment located in Maple Court, Hackney, offers practical living and an unbeatable location. Situated in a small, friendly building of just 14 flats, this home provides an abundance of natural light, excellent privacy, and a sense of tranquillity. Close to London Fields, Dalston, and Hackney Downs Overground stations, it's perfectly positioned for convenient city living. With a spacious open-plan living and kitchen, large bedroom, modern bathroom, and a balcony that extends the living space, this property is perfect for anyone seeking a stylish retreat with fantastic transport links in an unbeatable community.



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The Indoors

Step inside and follow the hallway into the open-plan kitchen and living space that is flooded with natural light. The space is thoughtfully designed to accommodate family and friends. Newly updated kitchen features include, Bosch induction hob for precise and efficient cooking, Bosch built-in dishwasher for effortless cleanup, Samsung dryer washer combo, Smeg oven for professional-quality results. New kitchen cabinet doors gives the space a fresh and modern look. A wooden worktop adds warmth and style and combo washer-dryer are neatly integrated for convenience. The living area connects to a south facing balcony, perfect for enjoying your morning coffee, or simply soaking up the sun in the peaceful surroundings.

The bedroom is exceptionally spacious compared to many one-bedroom flats in the area, comfortably accommodating a large bed and additional furniture. With excellent natural light and a tranquil outlook, it's an inviting retreat for rest and relaxation. The modern bathroom is well-sized and beautifully finished, complete with a full bathtub, contemporary fittings, and plenty of space for comfortable everyday use, featuring full tiling, a storage unit, and a mirror cabinet.

The Outdoors

One of the highlights of this apartment is the natural light entering. The balcony feels as an extension of your living space. Additionally, the property benefits from green spaces and bike racks within the courtyard, ideal for cycling enthusiasts and nearby access to London Fields, Hackney Downs or even Victoria Park, offering tennis courts, basketball courts, open air Lido, and wide open green spaces. Set within a small and friendly development of just 14 flats, in which many neighbours have lived for years, there is an easy, open relationship among residents, making it a welcoming environment to call home.



Loving The Location

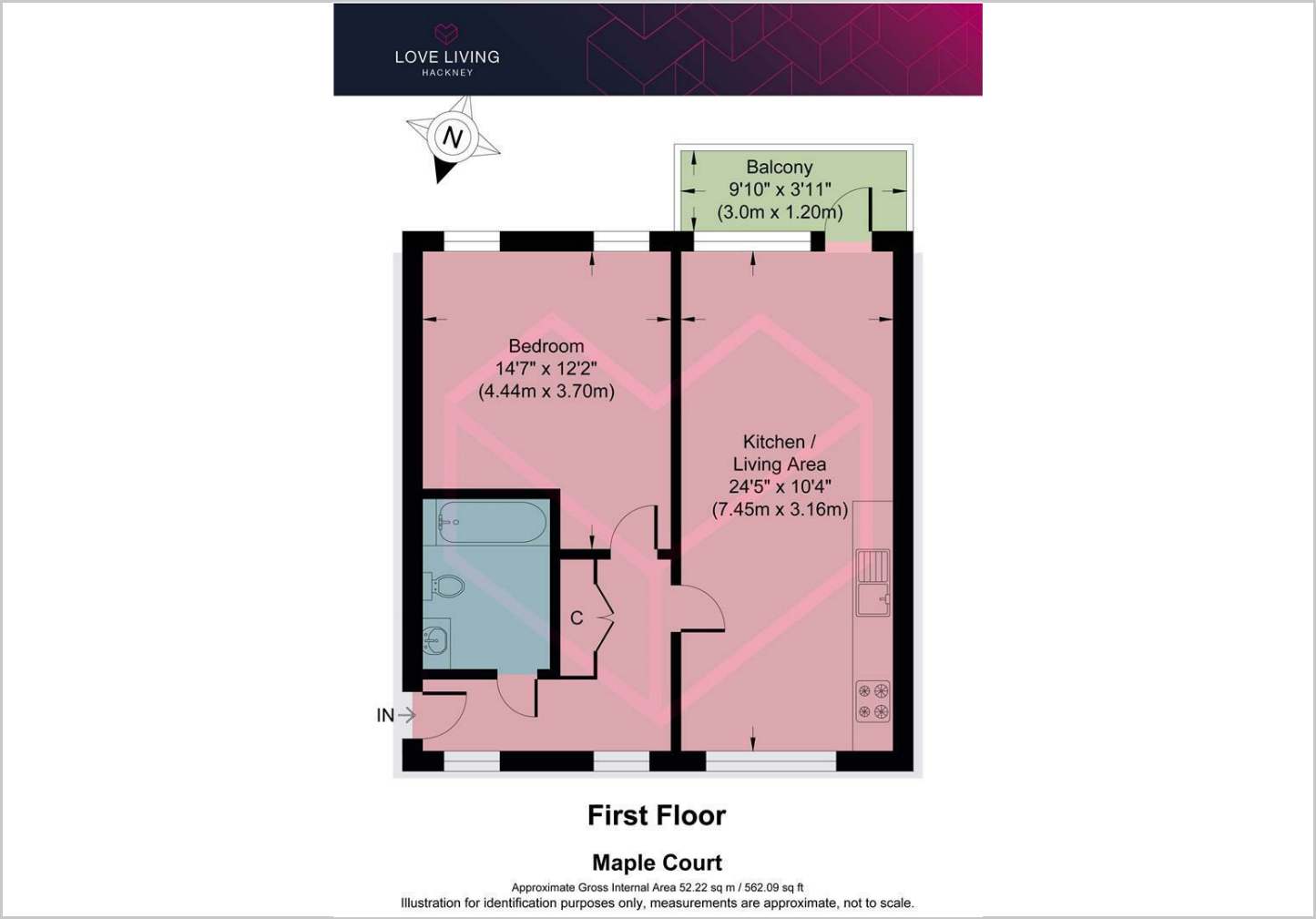
Maple Court enjoys a prime position in the heart of Hackney, perfectly balancing green spaces, local culture, and excellent transport links. Hackney Downs Overground Station is just a short stroll away, taking you to Liverpool Street in under 10 minutes, while Dalston Junction and Dalston Kingsland are within a 10-minute walk for quick connections across the rest of London. Several well-connected bus routes are nearby, including the 30 to St Pancras, 56 to St Paul's, 38 to Soho, and 242 to Shoreditch, all just around the corner.

The area is a haven for food lovers, with renowned spots like Lardo, Angelina, Sesta, Violet, and the E5 Bakehouse all nearby, alongside local favourites such as The Pembury Tavern and The Spurstowe Arms. Broadway Market is a short walk away, hosting its famous Saturday food market, while Well Street and Victoria Park markets add even more choice for fresh produce and street food. Maple Court also sits within the catchment area of the highly regarded Mossbourne Community Academy, making it an appealing choice for families. Surrounded by independent shops, cafés, gyms, and cultural activities.





Floor Plans



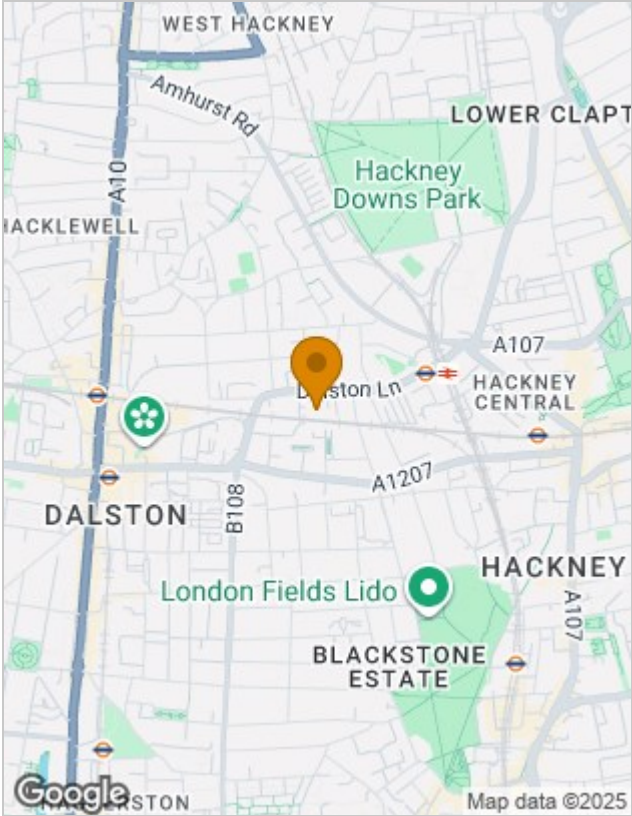
Viewing

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.

Studio 74, Containerville 1 Emma Street, London, E2 9DT
Tel: 0203 005 2600 Email: hello@loveliving.uk <https://www.loveliving.uk>

Location Map



Energy Performance Graph

