



ATKINS SQUARE, DALSTON LANE, LONDON, E8  
£500,000 LEASEHOLD

## STUNNING CONTEMPORARY 2 BED APARTMENT WITH PRIVATE BALCONY!

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

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#### **DESCRIPTION:**

This bright and spacious 2-bedroom apartment, located in the heart of Hackney, offers a fantastic opportunity to live in one of London's most vibrant and rapidly evolving areas. Situated in Atkins Square, this property is ideal for those seeking a modern home with excellent transport links, local amenities, and a strong sense of community.

#### **Key Features:**

Generously sized living space with plenty of natural light

Two double bedrooms, perfect for a small family or professionals looking for extra space

Modern kitchen and bathroom with high-quality fixtures and fittings

Ample storage throughout the apartment

#### **Location:**

Hackney offers an unbeatable location for city living, and Atkins Square is at the heart of it all. Residents will enjoy easy access to excellent transport links, with Hackney Downs and Hackney Central stations just a short walk away. Hackney Downs offers quick connections to Liverpool Street, while Hackney Central provides access to the Overground, taking you to Shoreditch, Highbury & Islington, and beyond.

Moreover, with the ongoing Hackney Central Regeneration Program, this area is experiencing significant growth and investment, further enhancing the appeal of the neighbourhood. The program includes the development of new retail spaces, improved public amenities, and better transport infrastructure, ensuring that Hackney remains one of the most sought-after areas in London for years to come.

#### **Nearby Amenities:**

Local parks like Hackney Downs and London Fields for outdoor recreation

A wide range of cafes, bars, and restaurants in Hackney Central and surrounding areas

Convenient access to shopping options at Hackney Walk, Kingsland Road, and Broadway Market

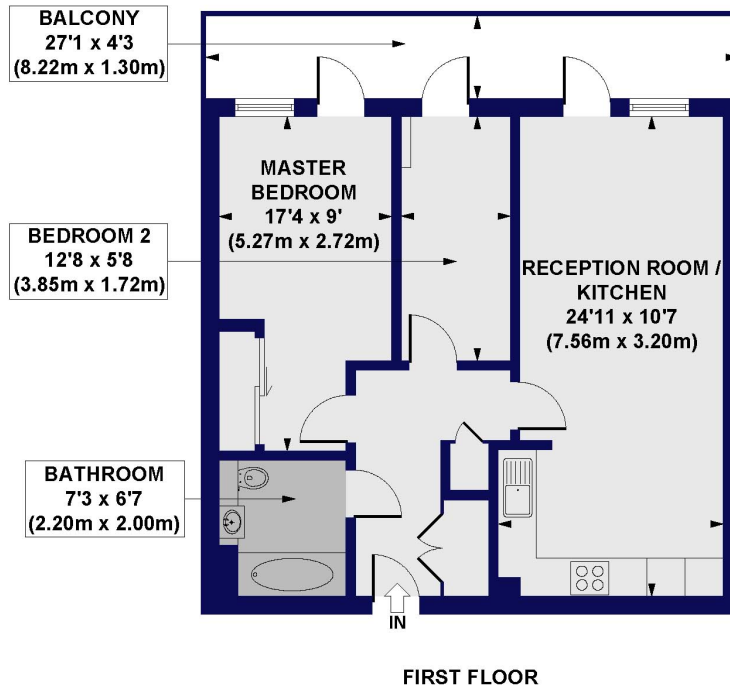
This property is perfect for those who want to experience the unique blend of urban living and a vibrant community, with all the exciting changes that Hackney has to offer.

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**Atkins Square, Dalston Lane, E8**  
 Approx. Gross Internal Floor Area 646 sq. ft / 60.03 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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