

101 DALSTON LANE

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A boutique of nine newly built apartments

HACKNEY, E8



101 DLSTN

101 DLSTN is a boutique collection of just 9 newly built apartments, perfectly located within the heart of London's trendy East End.

The spaces have been designed to create a selection of well-appointed homes with high quality finishes and functional living in mind. Located on the corner of Cecilia Road & Dalston Lane the apartments are extremely well connected, allowing you to discover the best that East London has to offer.

This purpose built development boasts a collection of 1, 2 and 3 bed apartments all benefitting from their own private outside space. Each apartment has been meticulously planned with no detail spared, benefitting from clean contemporary aesthetics in a handsome brick external.

The development is perfectly located for a work/life balance with great transport links and an endless choice of fantastic restaurants, bars, shops and green spaces to visit on your weekends. Located just a short walk from Dalston Junction, Dalston Kingsland & Hackney Downs stations there are also fantastic bus and cycle routes to reach Shoreditch and further afield. The beautiful green spaces of London Fields and Hackney Downs are all within walking distance from the development as well as weekend attractions such as Broadway Market, Columbia Road Market and Victoria Park.

- 10 year building warranty
- 250 year leases
- Registered with Help to Buy
- Boutique development
- Private outside space
- Underfloor heating



APARTMENT SPECIFICATIONS

KITCHEN

- Individually designed to fit the apartment layout
- Grey matt handleless units
- Soft close doors
- Integrated appliances
- Quartz worktops

BATHROOMS

- Contemporary sanitaryware
- Modern taps, fittings and shower valves in brushed stainless steel
- Bespoke mirror cabinets including storage
- Heated towel rail
- Grey Terrazzo tiling

GENERAL

- Engineered wooden flooring
- Underfloor heating
- Spotlights in all rooms
- Smart heating system (Wifi enabled)
- Composite decking for terraces

COMMON AREAS

- Lift access
- Secure key fob entry system
- Residents bike storage
- Recessed LED lighting

SECURITY

- Video entry
- Fire doors
- Smoke detectors

WARRANTY

- 10 Year build guarantee



Perfectly located for
work/life balance.







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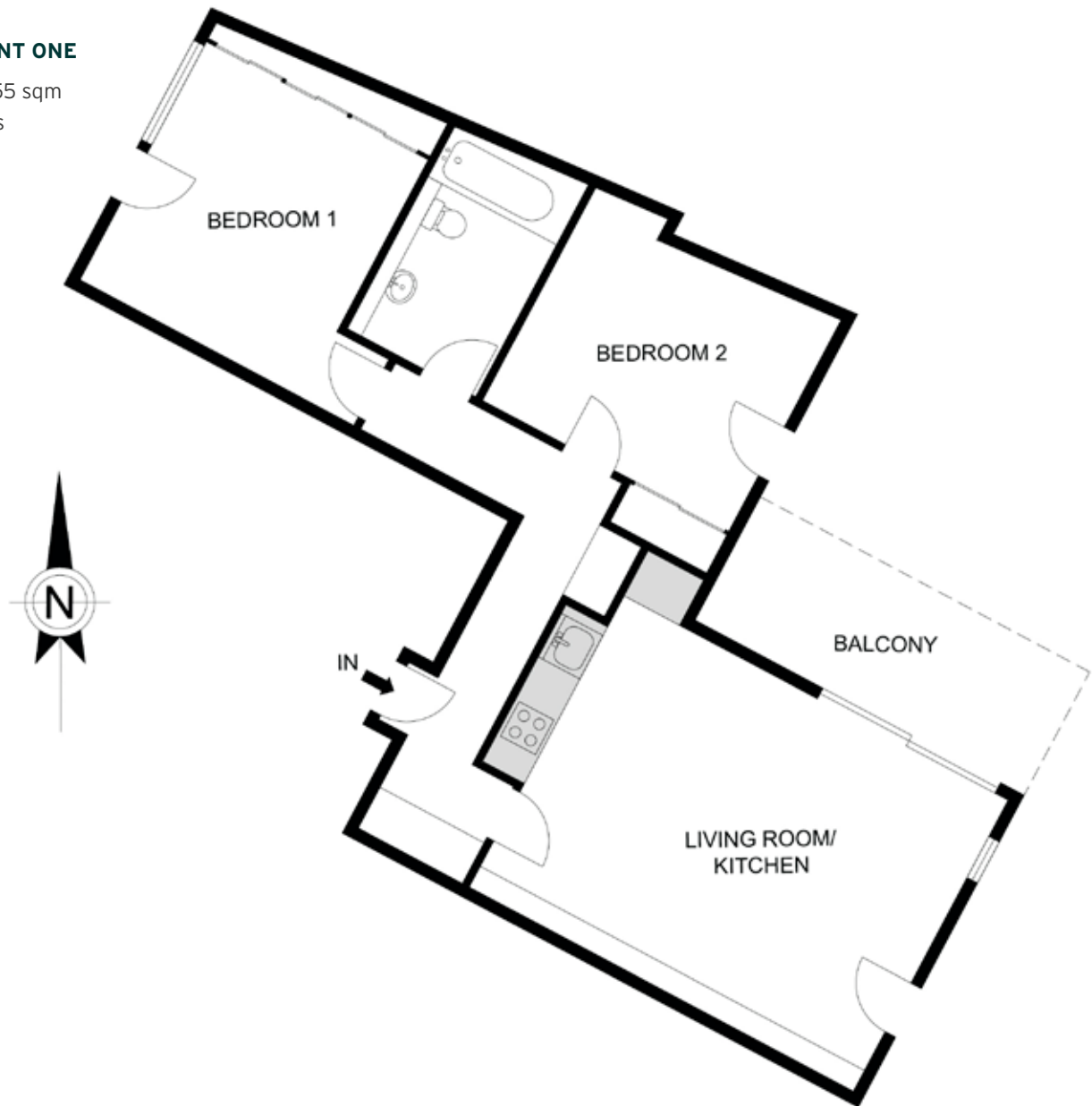


FIRST FLOOR

APARTMENT ONE

592 sqft / 55 sqm

2 bedrooms



APARTMENT TWO

463 sqft / 43.01 sqm

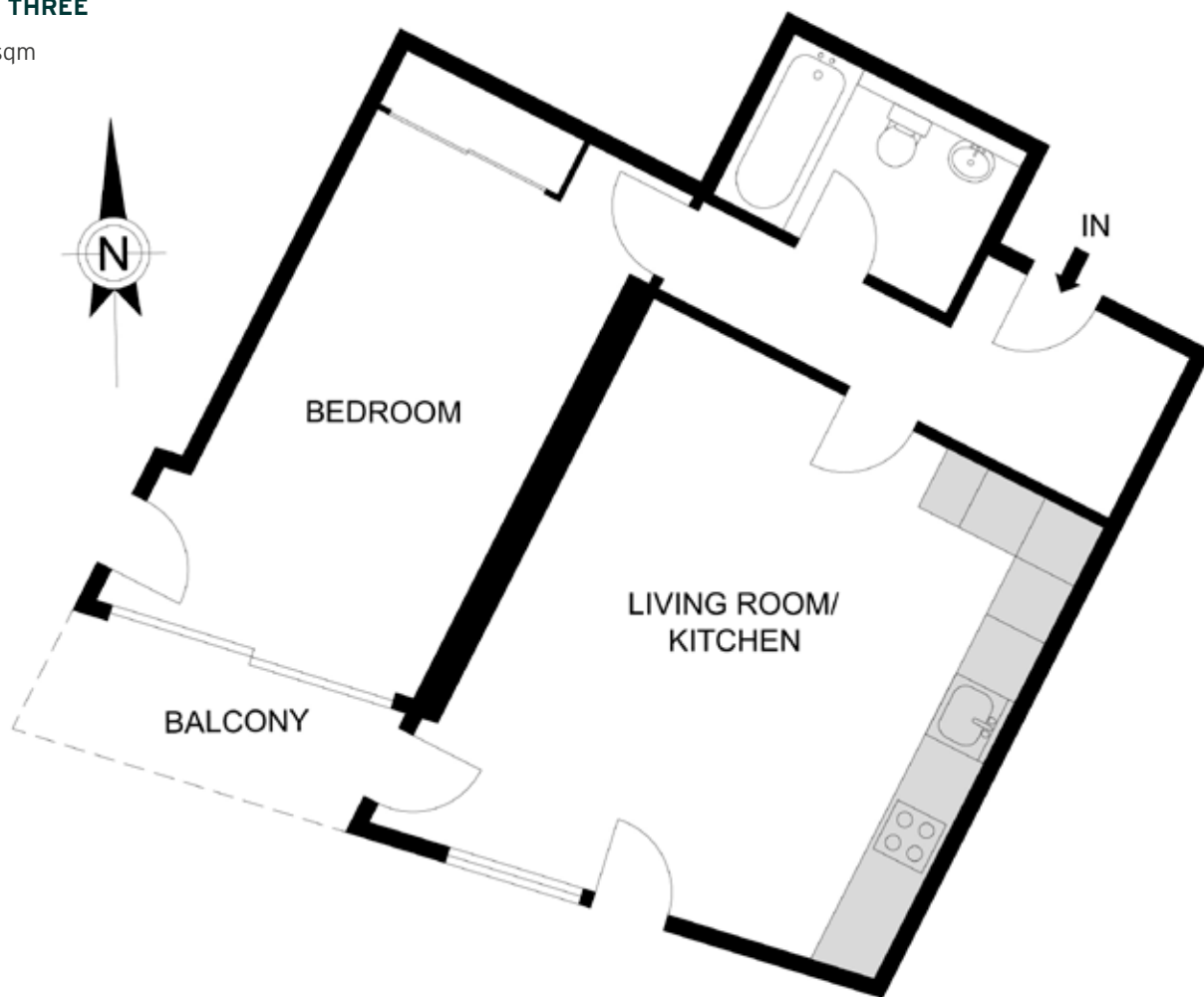
1 bedroom

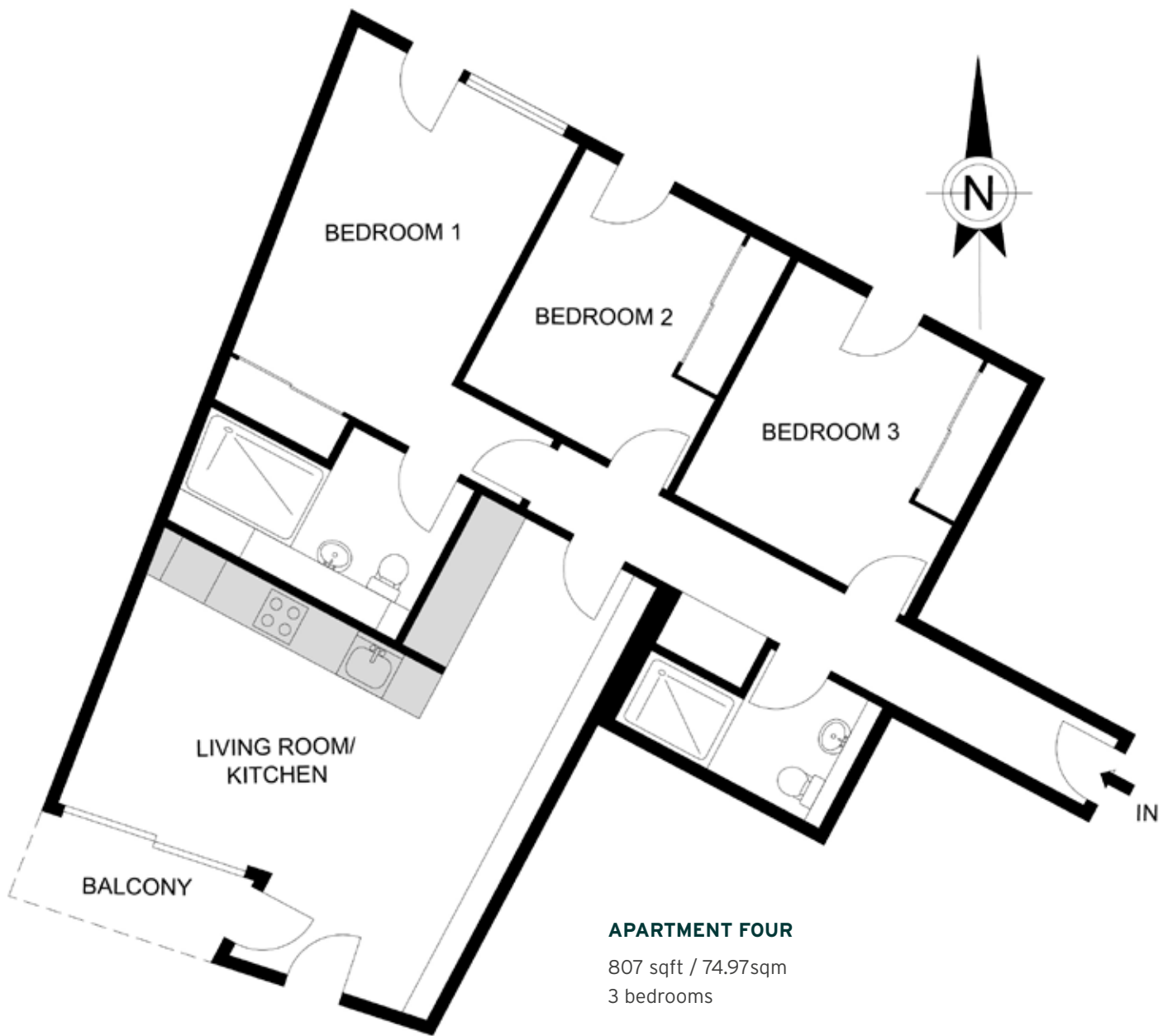


APARTMENT THREE

549 sqft / 51 sqm

1 bedroom





APARTMENT FOUR

807 sqft / 74.97sqm

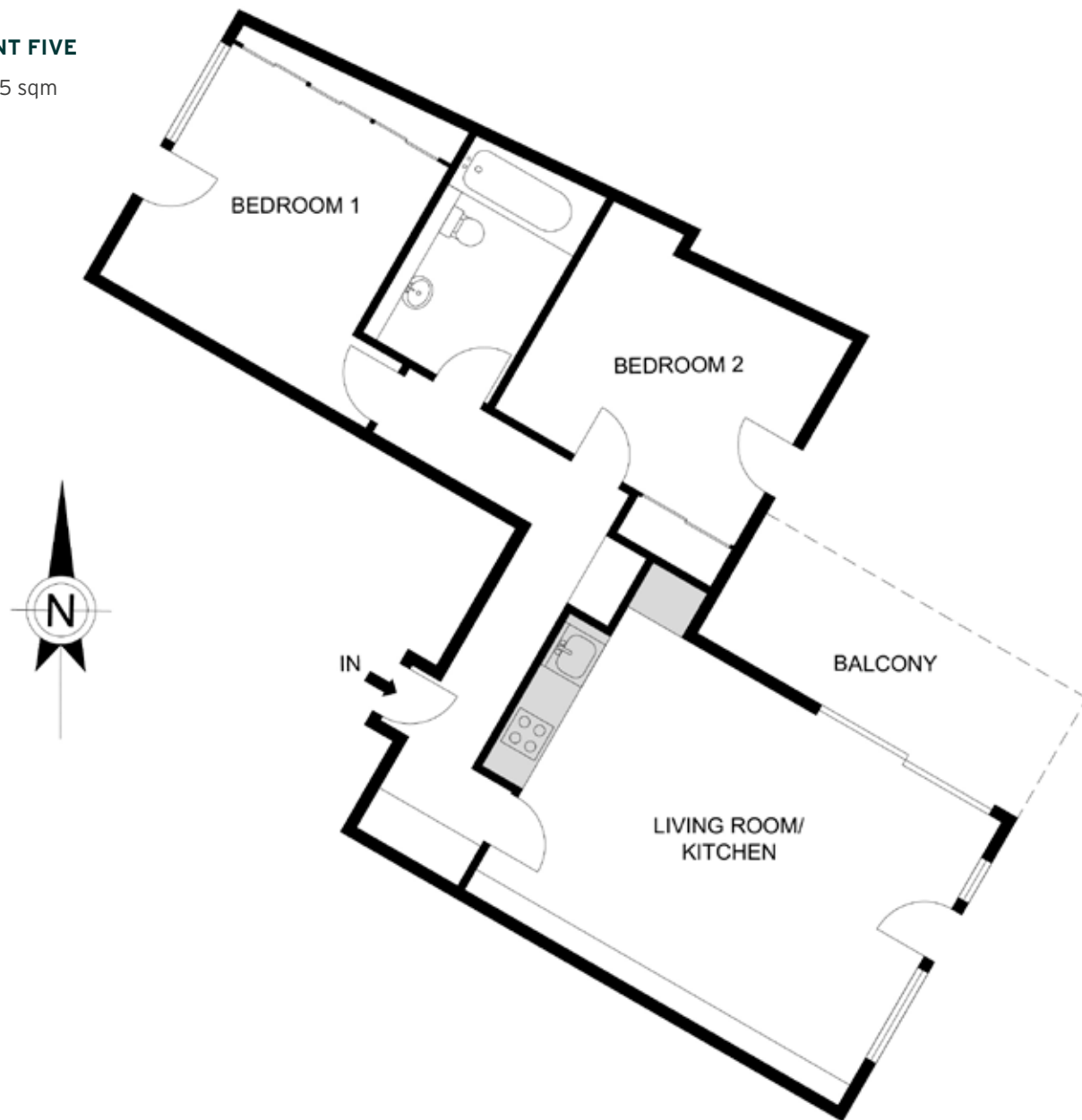
3 bedrooms

SECOND FLOOR

APARTMENT FIVE

592 sqft / 55 sqm

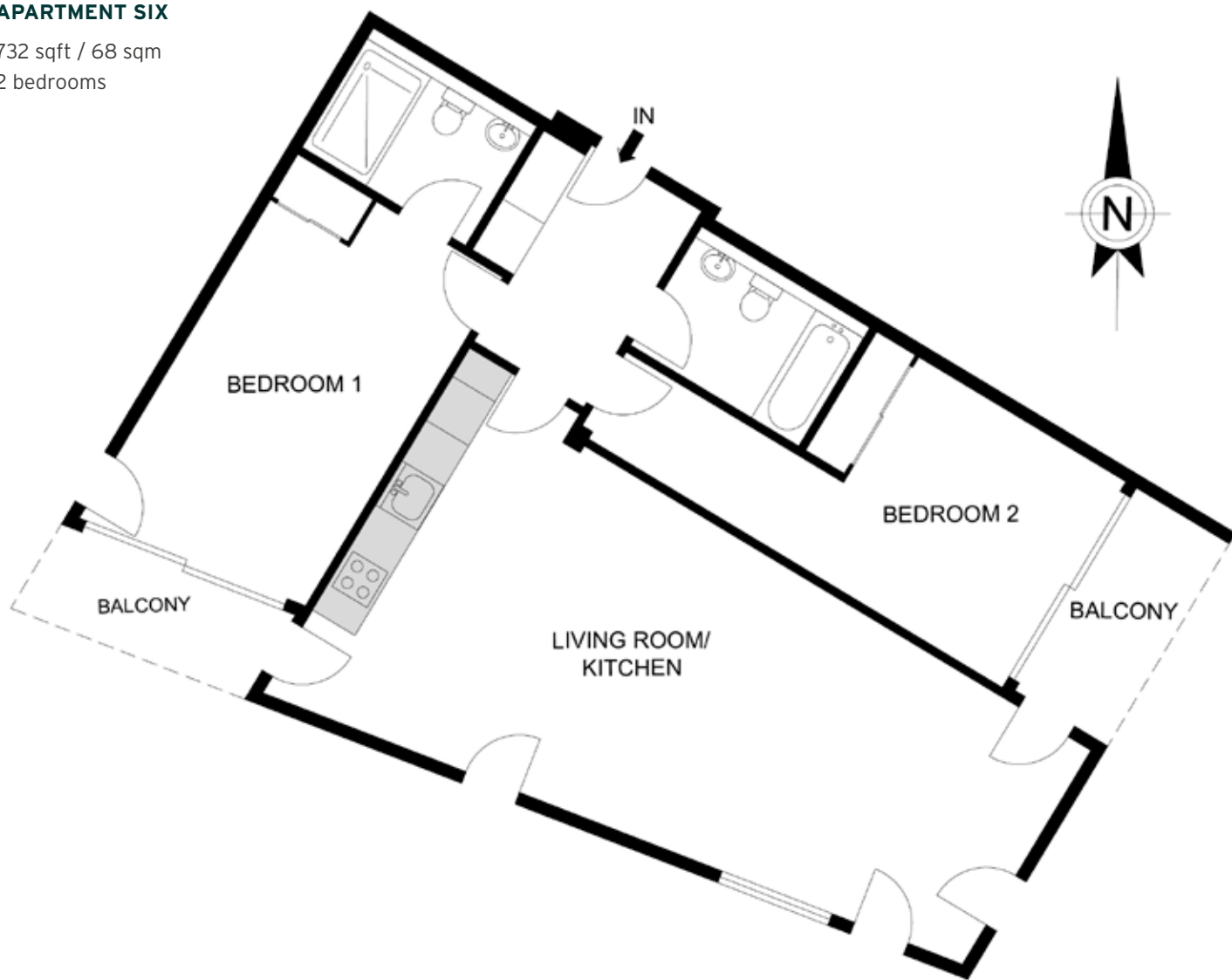
2 bedrooms



APARTMENT SIX

732 sqft / 68 sqm

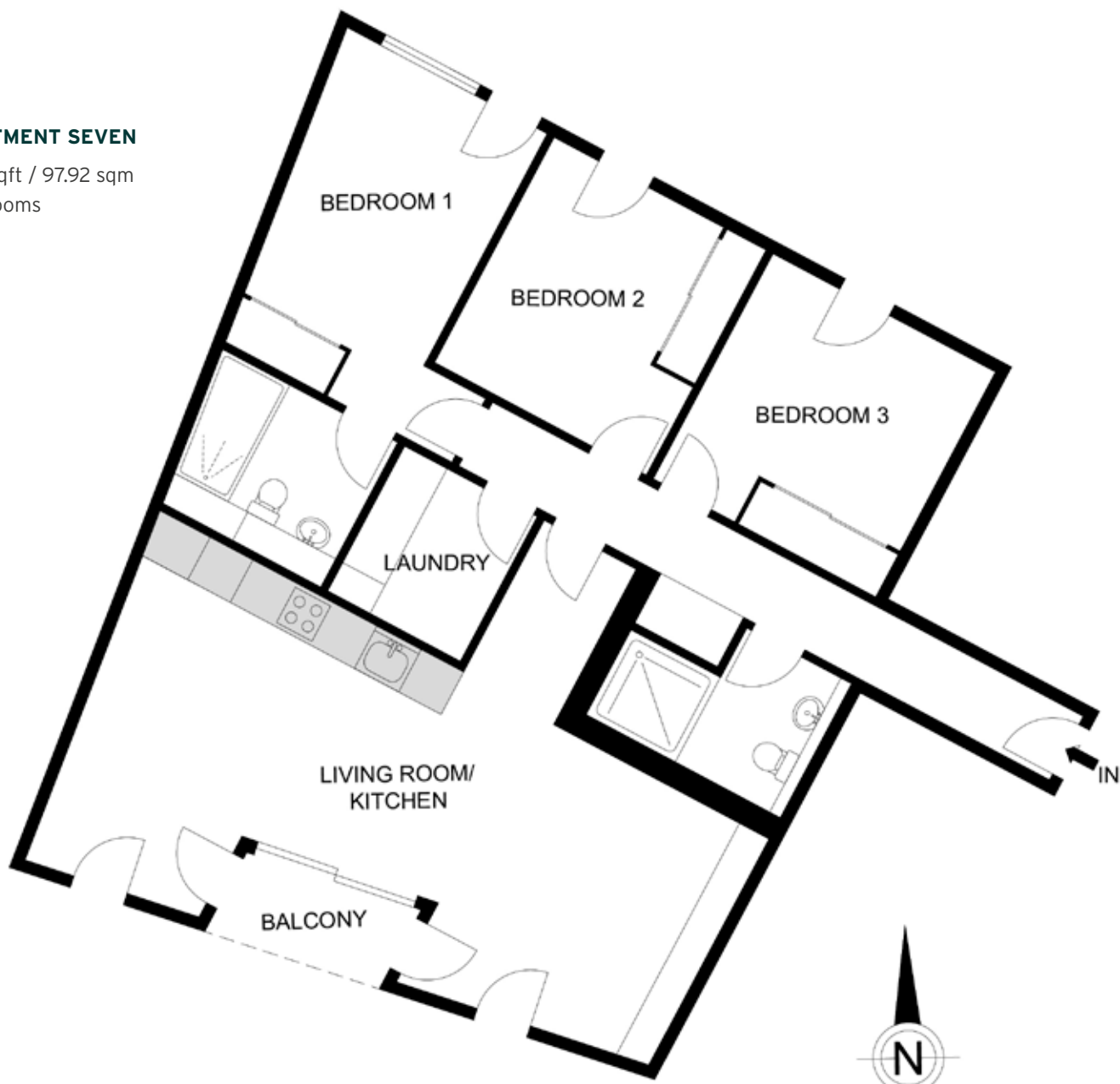
2 bedrooms



APARTMENT SEVEN

1,054 sqft / 97.92 sqm

3 bedrooms

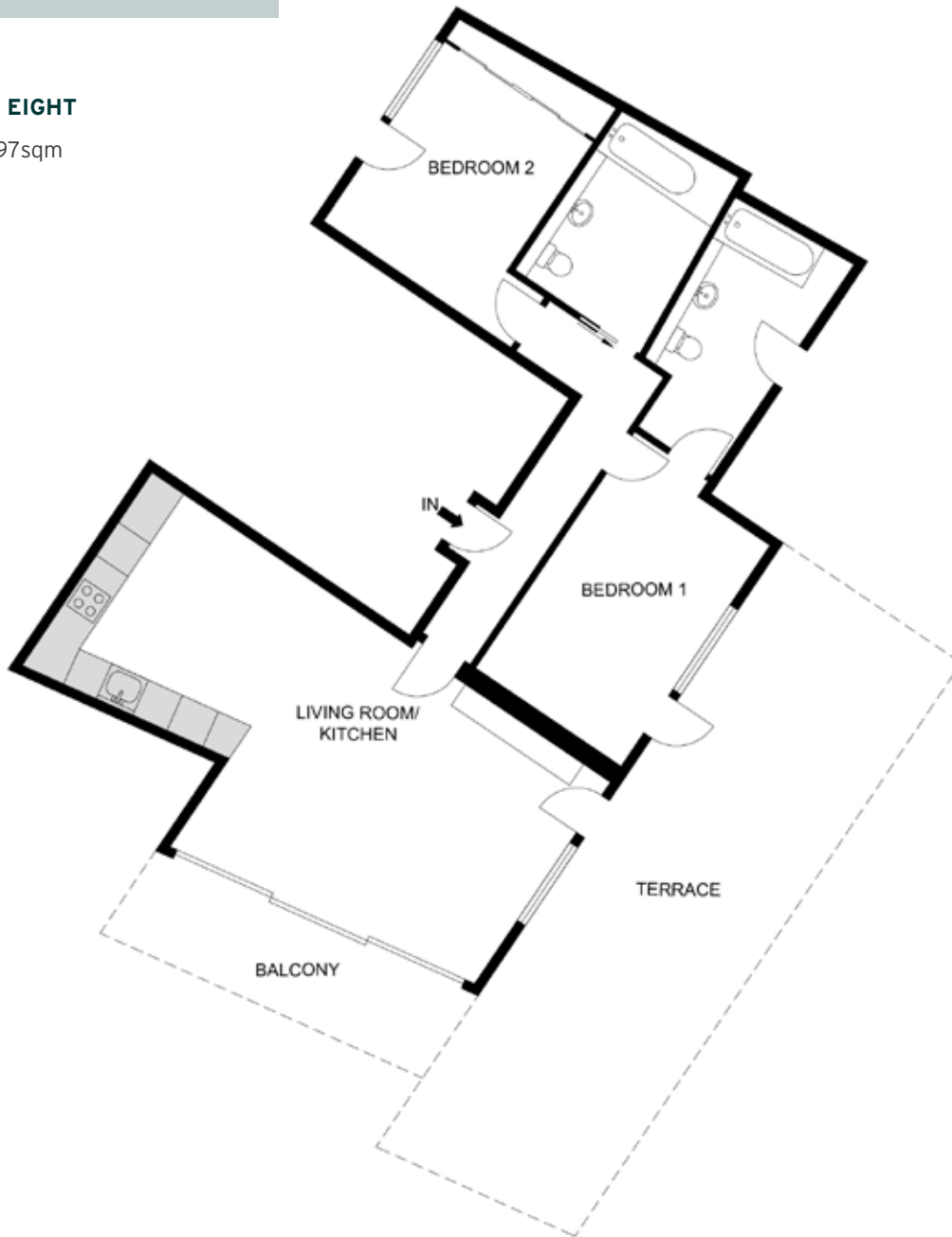


THIRD FLOOR

APARTMENT EIGHT

807 sqft / 74.97sqm

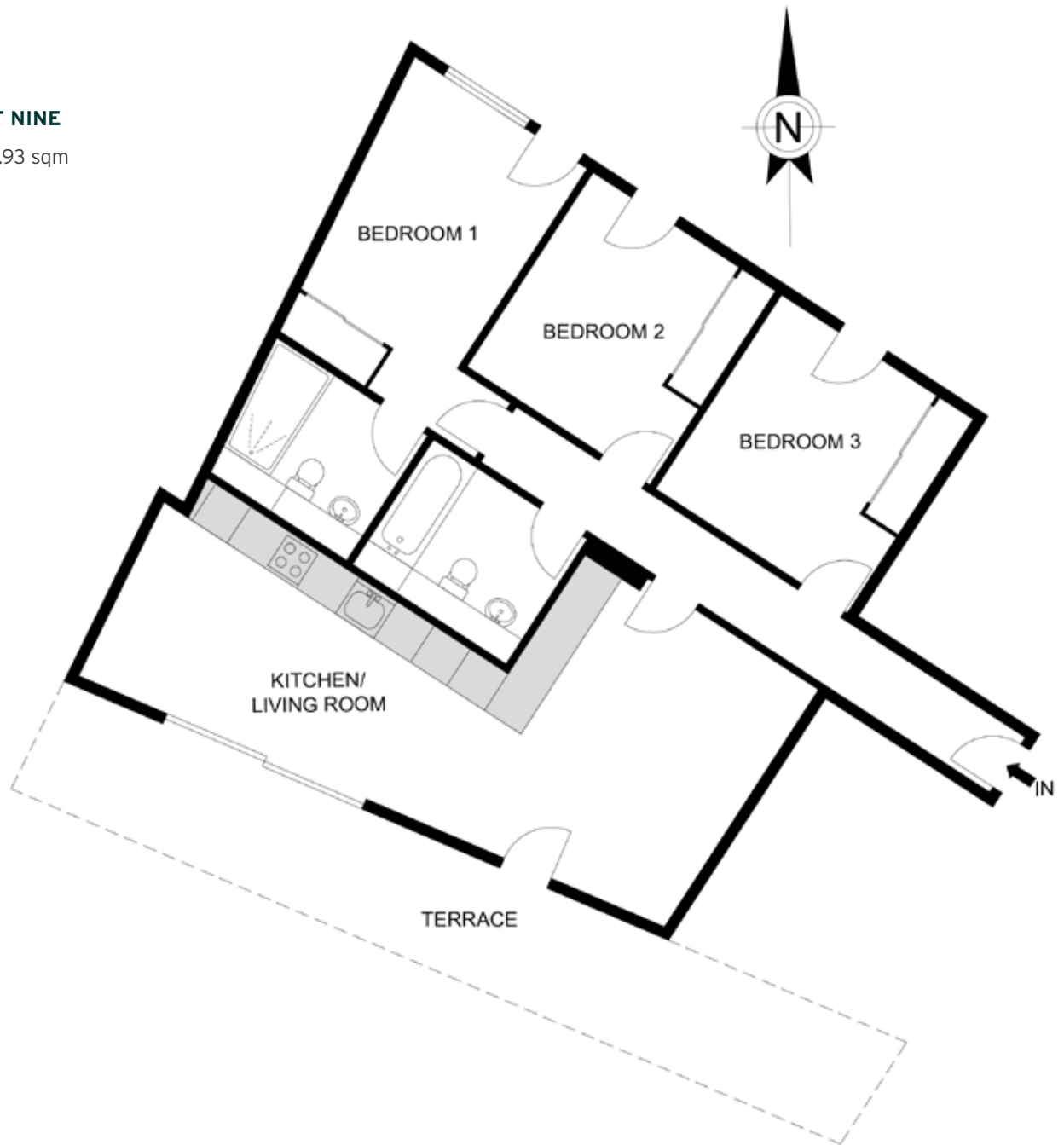
2 bedrooms



APARTMENT NINE

968 sqft / 89.93 sqm

3 bedrooms



LOCAL AREA AND TRANSPORT

DINING

101 DLSTN is a real spot for food lovers, you have a fantastic array of restaurants and delis all within walking distance from your new home. Of note are some of London's best Turkish restaurants (Mangal 2 & Cirrik 19 Numara Bos), amazing cafes for your weekend brunch (Hash E8 & A Little of What You Fancy) and dining hot spots (Brilliant Corners & Madame Pigg) for all of your culinary needs.

SHOPPING

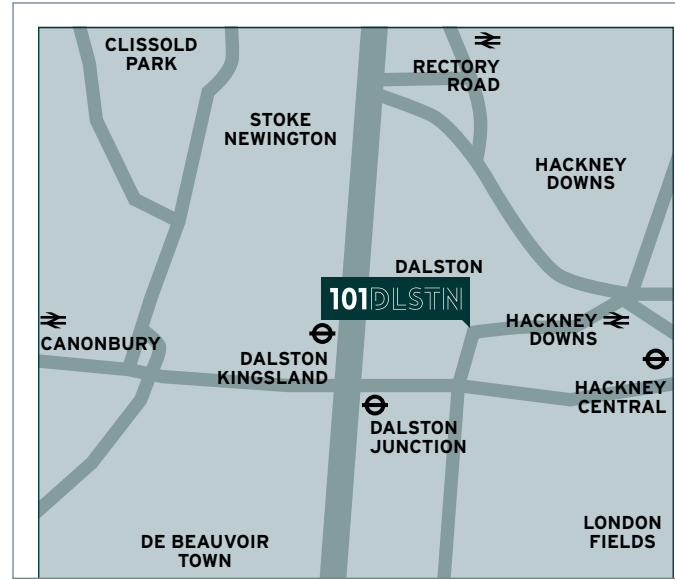
Kingsland High Street offer a fantastic selection of retailers including bookshops, clothing stores and vintage shops. Just one stop from Dalston Kingsland is Hackney Central with Hackney Walk, East London's new designer retail outlet for your more luxury purchases.

PARKS

The beautiful green spaces of London Fields, Clissold Park and Hackney Downs are all within walking distance from the development. London Fields is home to one of the last remaining Lidos in London, open all year round! Broadway Market, nestled between the Regents Canal and London Fields, is the weekend destination for fresh produce, vintage clothes and delicious street food. Clissold Park is one of Hackney's best loved traditional parks and like London Fields and Hackney Downs holds a green flag award.

TRAVEL

Dalston Junction offers fantastic links to Shoreditch (just 3 stops away in under 10 minutes) and Highbury & Islington (just 2 stops away in 4 minutes) from Dalston Kingsland station. Hackney Downs station will take you to Liverpool Street in just 4 stops connecting you to Stansted Express, mainline trains and underground lines. The bus links are amazing and run every few minutes a very short walk from your front door.



ON FOOT

Kingsland High Street - 7 minutes
Dalston Kingsland Station - 6 minutes
Dalston Junction Station - 8 minutes



BY BIKE

Hackney Downs - 3 minutes
London Fields - 4 minutes
Clissold Park - 10 minutes



BY PUBLIC TRANSPORT

Highbury & Islington - 4 minutes
Shoreditch - 10 minutes
Liverpool Street - 25 minutes

LIFESTYLE AND AREAS OF INTEREST

DALSTON

The area attracts young artistic professionals pulled in by the cool underground bars and clubs, vintage shops, fantastic cafes. There is no end of entertainment from The Rio independent Cinema that offers arthouse and mainstream movies, to Earth (a multi space arts venue) and the Dalston Eastern Curve Garden. From amazing nights out to delicious meals and unique bargain buys in the quirky shops and boutiques, Dalston has it all.

HACKNEY

London Fields & Hackney Downs not only offer ample green space but a fantastic selection of delis, cafes, pubs and restaurants for fantastic food and drink along with a number of independent retailers. You are simply spoilt for choice. This is an area popular with the creative crowd and has become a hot destination to live and socialise on evenings and weekends. There is an abundance of leisure space such as the London Field Lido & Castle indoor climbing centre.



If you like to eat, drink and
be merry you're in for a treat here...

TIME OUT MAGAZINE





ABOUT THE TEAM

STIRLING ACKROYD INCORPORATING BRIDGE



Stirling Ackroyd New Homes has incorporated Bridge Estate to continue increasing our market share within Shoreditch and surrounding East London. We have been serving our communities for over three decades and have been an integral part of London's property evolution.

The newly combined approach of Stirling Ackroyd Incorporating Bridge only enhances our service proposition, providing buyers with access to additional knowledge and expertise in new homes sales and purchases and developers with access to impressive resources, strategy and management.

EAST EIGHT



East Eight are a property development and investment company with an uncompromising focus: creating extraordinary living spaces. With each of the developments offering award-winning design and a high-end finish, the result is beautiful, stand-out living spaces for their clients.

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The potential for good
times is great.

TIME OUT MAGAZINE





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