



INDEPENDENT PLACE, LONDON, E8  
£1,000,000 SHARE OF FREEHOLD

UNIQUE AND RARE TO THE MARKET; A 1231  
SQ/FT SPLIT LEVEL FACTORY CONVERSION!

SHARE OF FREEHOLD | DOUBLE GATED DEVELOPMENT | PARKING SPACE | OUTSTANDING SPECIFICATION  
VAULTED CEILINGS | 1231 SQ/FT | THREE BEDROOMS | TWO BATHROOMS | SPLIT LEVEL  
EX-BIBLE FACTORY | GREAT LOCATION | RARE TO THE MARKET

**Winkworth**

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

[winkworth.co.uk](http://winkworth.co.uk)

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## DESCRIPTION:

IMMACULATELY PRESENTED this outstanding SPLIT LEVEL FACTORY CONVERSION has been METICULOUSLY REFURBISHED with no expense spared and is offered with a SHARE OF FREEHOLD. A 'turn-key' property in the truest sense this beautiful apartment offers stylish, spacious and characterful living while maintaining a level of practicality and versatility allowing rooms to be used as guest suites, offices or a home gym! Currently the third and upper floor comprises two bedrooms and a shower suite on a mezzanine level overlooking the main living quarters while the second and lower floor plays host to a third bedroom, luxury bathroom suite, contemporary kitchen and the vast living and dining space. As you'll see the entire apartment is bathed in natural light through the characterful and vast factory-esque windows and much of the second floor enjoys a huge double height ceiling.

In addition to the aesthetics and vastness of the property it's history is equally as rare and interesting having had a former life as a Bible Factory. The location is exceptional benefitting from being central in central Dalston while the property itself is tucked away in a quiet double gated square which benefits from a porter. Fantastic coffee shops are nearby as well as hidden gems of local cuisine! Both overground and national rail stations are within easy walking distance as well as walking distance to all the local amenities on Kingsland High Street and Stoke Newington. The green spaces of the much loved Hackney Downs are also a short walk away.

BOOK NOW TO VIEW!

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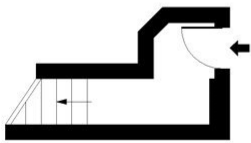




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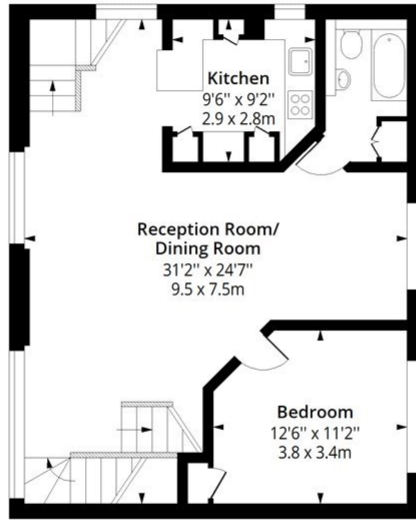
# Independent Place, E8

Approx. Gross Internal Area 1231 Sq Ft - 114.36 Sq M



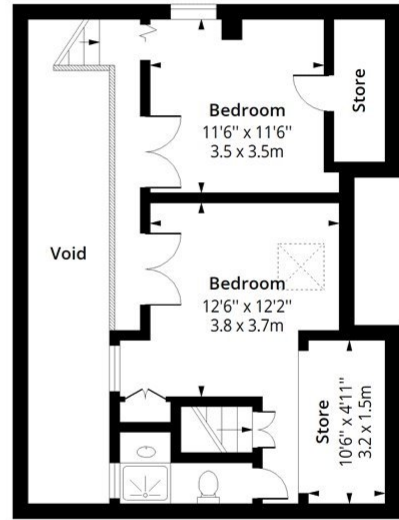
## First Floor

Floor Area 49 Sq Ft - 4.55 Sq M



## Second Floor

Floor Area 767 Sq Ft - 71.25 Sq M



## Third Floor

Floor Area 415 Sq Ft - 38.55 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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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>		
(69-80)	<b>C</b>	70	74
(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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