



SHACKLEWELL HOUSE, SHACKLEWELL LANE, LONDON, E8  
**£450,000 LEASEHOLD**

**A BEAUTIFULLY REFURBISHED TWO BEDROOM  
 APARTMENT ON THE SOUGHT AFTER SHACKLEWELL  
 LANE, FULL OF CHARACTER AND CHARM.**

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

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## DESCRIPTION:

Offered to the market chain-free, this highly desirable southwest-facing, triple-aspect apartment boasts exceptional natural light throughout and has been refurbished to a high standard, sensitively blending modern finishes with the property's original character.

The spacious open-plan kitchen/reception features exposed brickwork, engineered wood flooring and a charming working gas fireplace, creating a warm and stylish central living space. Both bedrooms are generous doubles, complemented by a bright and contemporary bathroom suite.

Perfectly positioned on Shacklewell Lane, the property sits between Dalston, Stoke Newington and Hackney, placing an eclectic mix of independent cafés, restaurants and shops within easy reach. Excellent transport connections include Dalston Kingsland and Dalston Junction Overground stations, as well as with Rectory Road and Hackney Downs.

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**Shacklewell House, Shacklewell Lane, E8**  
**Approx. Gross Internal Floor Area 655 sq. ft / 60.86 sq. m**



**FOURTH FLOOR**

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC250234>

**Tenure:** Leasehold

**Term:** 180 years

**Service Charge:** £2500 per annum

**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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