

Story of Home

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When I moved to Independent Place back in 2010 I had viewed around 30 properties over a 6 month period. What initially stood out was how secure the estate is as the grounds are enclosed by walls and electric gates. Plus the fact that there is dedicated parking for residents and visitors, secure storage for bikes and share of the freehold. Very rare for the area.

The estate and grounds are very well looked after, and the neighbours are great. The day to day running is overseen by a board of Directors who are all residents and very hands on. So, if there is an issue, they make sure it gets fixed immediately.

There is also a feeling that Independent Place is a bit special as it has a long history and was once a Bible factory.

On my first visit I remember looking up at the industrial architecture in the Forum hoping the space lived up to the exterior, I was not disappointed.

This apartment forms part of the original industrial building and because of that, it has a double front door which makes moving in very easy. I love the main bedroom as it is very quiet and calming with high ceilings, ensuite and lots of wardrobe space.

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When I purchased the apartment it needed complete refurbishment, so I set about remodelling it. I took my time and ensured that I only used quality materials and suppliers.



I replaced the kitchen, which has become the hub of the home, and installed a centre island which is very practical and great for cooking or entertaining. The kitchen appliances are Bosch and John Lewis, and the joinery in the living room and bedroom is bespoke.

I have installed designer light fittings through the place, from designers such as Tom Dixon, Calligaris and Heals. I also upgraded the windows, plumbing and electrics. I even removed some walls to open the space and let in more natural light, this has completely changed the ambiance of the home. The flooring is made from bamboo and really finishes off the place.

What I love most about Dalston is that everything is open all the time, so you can go to see a band at the Vortex Club or Servant Jazz Quarters then get food at one of the many restaurants. There are

always little bars popping up, High Water is a local institute, they serve a decent cocktail until early morning. Map Maison is unique and special, serving brunch, tapas and afternoon tea during the day, it turns in to a buzzing cocktail bar from early evening until late.

Hackney Downs is literally on the doorstep, which is great for a jog or stroll, however I prefer Butterfield Green which is a small park about 5 minutes away, it is a little oasis of greenery.

Transport links are fantastic, if you work in the city and there is ever a transport issue you can walk home. Or you can take the overground to be in the West End in 20 minutes.

Finally, it's very hard to find period properties which are away from the main road and still offering great transport and access to all the nightlife London has to offer.





Independent Place,

E8

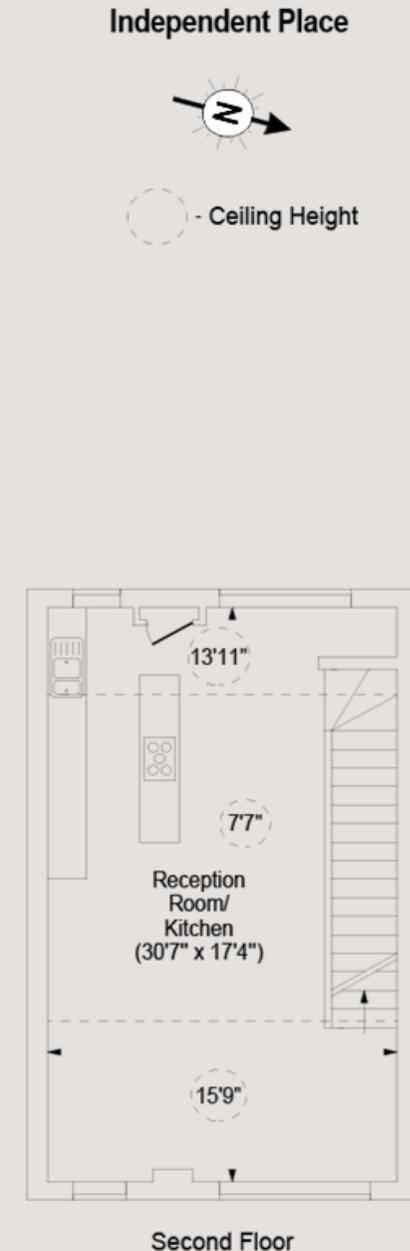
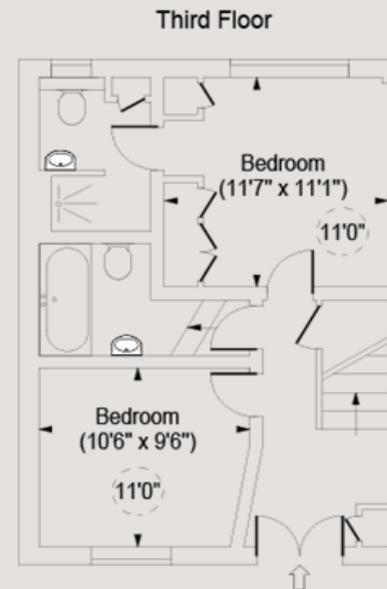
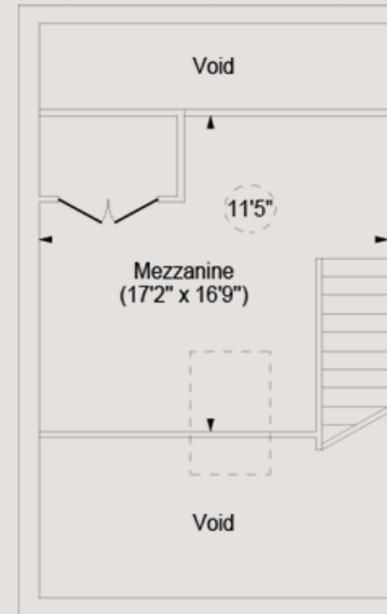
£1,000,000

SHARE OF FREEHOLD
SERVICE CHARGE - TBC
COUNCIL TAX BAND E

- Two Double Bedrooms
- Mezzanine
- Two Bathrooms
- Vaulted Ceilings
- Allocated Parking
- Private Gated Estate
- Refurbished To A High Standard
- Historic Warehouse Development

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**Story
of Home**



Approx Gross Internal Area **1256 Sq Ft - 116.68 Sq M**
(Excluding Voids)

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.
Measured in accordance with the RICS codes of measuring practice. Not To Scale

Independent Place



○ - Ceiling Height