



INDEPENDENT PLACE, LONDON, E8  
£1,150,000 LEASEHOLD

UNIQUE AND RARE TO THE MARKET; A 1869  
SQ/FT SPLIT LEVEL FACTORY CONVERSION

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## DESCRIPTION:

Spanning over 1,860 sqft, this bright and spacious split-level factory conversion is offered chain-free, providing a unique opportunity to live in a property full of character and potential. With windows on all sides of the property, the apartment is flooded with natural light, creating an open and airy atmosphere throughout.

The ground floor features two generously sized bedrooms and a luxurious bathroom suite, with the master bedroom benefiting from an en-suite. The upper floor offers a third bedroom, along with the added bonus of a mezzanine level that overlooks the expansive living area below. The property also includes a large living and dining space, as well as a contemporary kitchen, blending style with practicality.

The apartment retains much of its original factory charm, including striking factory-style windows & exposed timber beams, and much of the second floor boasts a double-height ceiling, further enhancing the sense of space.

With a fascinating history as a former Bible Factory, this property offers a distinctive character and a unique layout. In addition to its charm and history, the property benefits from gated parking, providing added convenience and security.

Located in a peaceful double-gated square with porter service, the property is just moments from the vibrant heart of Dalston. Local coffee shops, hidden culinary gems, and the lively amenities of Kingsland High Street and Stoke Newington are all within easy reach. Overground and national rail stations are nearby, and the green spaces of Hackney Downs are just a short commute away. There are two private parking spaces located within the grounds of the development.

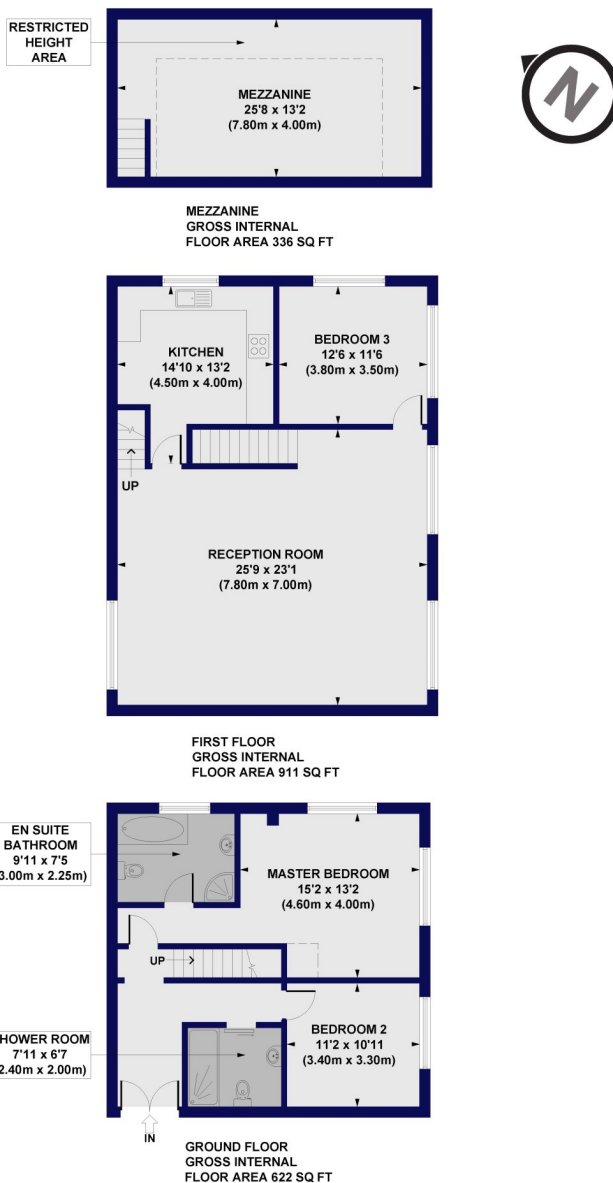
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# Independent Place, E8

Approx. Gross Internal Floor Area 1869 sq. ft / 173.61 sq. m (Including Restricted Height Area)  
 Approx. Gross Internal Floor Area 1720 sq. ft / 159.81 sq. m (Excluding Restricted Height Area)



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.



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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
51	79
England, Scotland & Wales	
EU Directive 2002/91/EC	

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