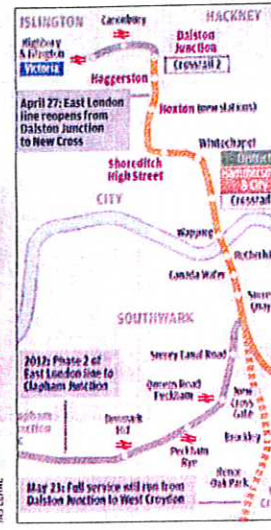


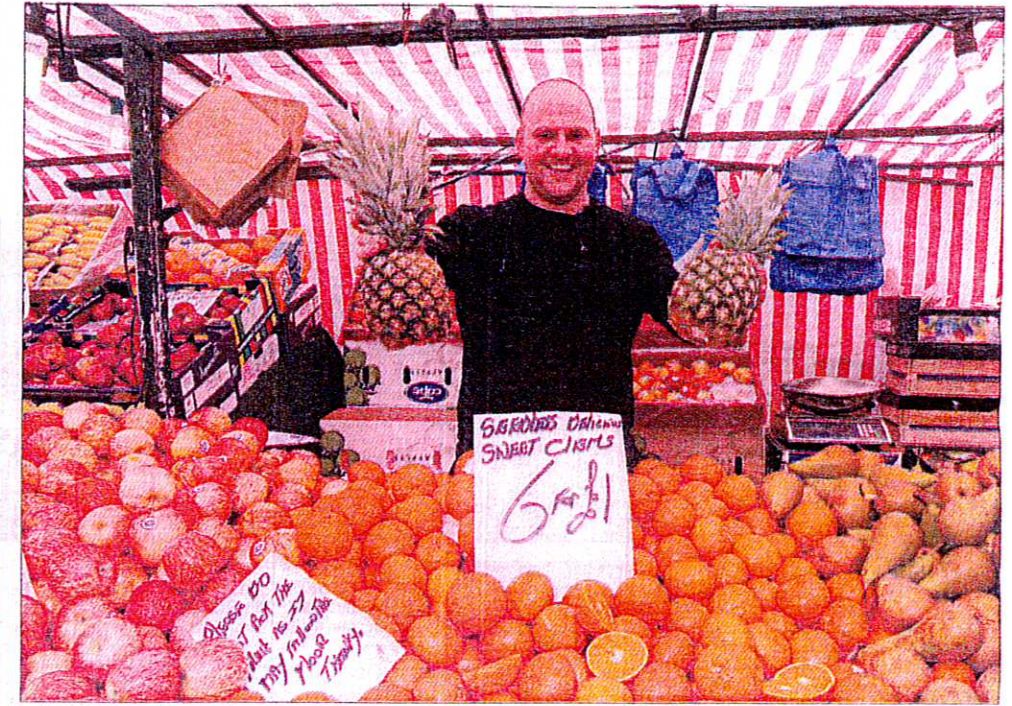
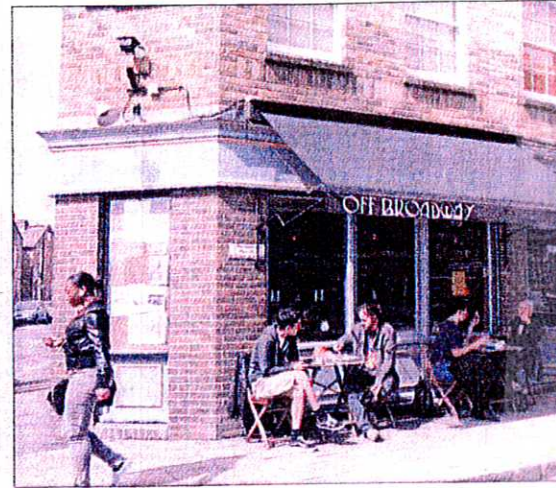
A PROMISE OF PROSPERITY

Mayor Boris Johnson opened the first phase of the East London line extension, from Dalston Junction to New Cross, on April 27



FAST TO WORK... GLAD TO GET HOME

The new East London line extension, linking Haggerston and Dalston to the rest of London, is already attracting City workers to this colourful part of town, reports **Ruth Bloomfield**



Working from his studio in Dalston, fashion designer Christopher Kane is earning a reputation as one of London's brightest talents

A LONDON home without a station nearby is like a pair of trainers without any laces: useable but highly inconvenient if you want to get anywhere fast. Last week, the first trains on a £1 billion extension to the East London line rolled into service, giving Dalston and Haggerston a quick link to the City for the first time. Research by estate agent Savills forecasts the impact of the new service will hoist property prices by about 20 per cent. The line will carry passengers to some of the most fashionable parts of east London: Hoxton, Shoreditch High Street, Whitechapel and Shadwell, and then deposit them in the heart of the City: Wapping, Rotherhithe or Canada Water. The journey will take about 20 minutes. The line then continues on to Surrey Quays and New Cross. A full service – including services on to West Croydon – begins on May 23. "These are areas that are already verging on trendy," said Marcus Dixon,

associate director of residential research at Savills. "The train service will attract people who work in the City, which will only be good news for house prices in the local area." **HAGGERSTON'S BARGAIN OFFERS** E2 is a postcode to watch. A colourful combination of cool bars, a traditional market, plus the chance to buy a home below the stamp duty threshold. Its new station is not the only sign of regeneration in Haggerston. Late last year the housing association L&Q began a huge £87 million redevelopment of the grim Haggerston West estate beside the Regent's Canal. By 2014, more than 400 houses and flats will be built. For more information, visit lqgroup.org.uk. If you can't wait

until then, a neat investment for a first-time buyer could be a one-bedroom flat in Haggerston Studios, Kingsland Road, on the market for £250,000 (foxtons.co.uk) with its own private balcony. Paul Berg, of Blake Stanley estate agents, says shortage of property coupled with an influx of artists, writers and media types means many homes are being sold via sealed-bid auction and exceeding asking price. Most property is ex-local authority and you could pick up a stamp duty-exempt two-bedroom flat for between £225,000 and £250,000. A three-bedroom ex local authority house would cost about £350,000 but a Victorian or Georgian house – a rare find – would be up to £600,000. The beating heart of

Above: the Off Broadway cafe is among the thriving local businesses at Broadway market in Haggerston
Above right: for traditional London fare, look no further than F Cooke's in Haggerston

Haggerston is Broadway Market, which has rejuvenated itself over the past few years and is now a rich mix of the traditional and the modern. Try F Cooke for jellied eels or pie and mash, or shop for a designer outfit at Black Truffle. The Cat & Mutton pub at the London Fields end of the market is always heaving and does a smashing Sunday roast, while the Dove and the Albion are also recommended. Haggerston Park, beside the Regent's Canal, provides a welcome oasis of green space and is also home to Hackney City Farm. Schools are not the area's biggest selling point. There are some well-regarded primaries, including Colvestone and Gayhurst Community School, but the choice for seniors is limited and most pupils go to school outside the area. The exception is Haggerston School for Girls.

stock, have already started to push up prices. But there are affordable options in the pipeline. Just launched is the latest phase of Barratt East London's £160 million Dalston Square development (barratthomes.co.uk/dalston-square). Prices start from £250,000 for a one-bedroom flat. A two-bedroom flat in Mermaid Court, Celandine Drive, is on the market for £299,950, and comes complete with modern décor and communal garden (foxtons.co.uk). Alternatively, a two-bedroom open-plan flat in a pretty period conversion on Balls Pond Road is on for £387,000 with Kinleigh Folkard & Hayward (kfh.co.uk).

Dalston is all about the nightlife. The Vortex Jazz Club is at Dalston Culture House, while the award-winning Arcola Theatre is planning a 350-seat auditorium, bar and restaurant. The Ridley Road street market is rough around the edges but authentic and good for cheap fruit and veg. Like Haggerston, Dalston's school situation is not fantastic. The Bridge Academy is rated only satisfactory by Ofsted, while the Petchey Academy is rated good.

Photographs by: Graham Hussey

DALSTON THE CROWD-PLEASER Dalston is the home of fashion designers Christopher Kane and Gareth Pugh, giving an idea of the fashionista crowd buying a slice of the new Hoxton. Its popularity with cool young things, combined with better-quality housing

Hackney City Farm, in Haggerston Park beside the Regent's Canal, offers education and entertainment for all the family



WHAT YOU CAN BUY



£387,000: two-bedroom, open-plan flat in a period conversion on Balls Pond Road. Through Kinleigh Folkard & Hayward (020 3441 3419)



£299,950: Mermaid Court, Celandine Drive, E8. A two-bedroom flat close to amenities of Shoreditch and Islington. Through Foxtons (0800 369 8667)



From £250,000: the latest phase of Barratt East London's Dalston Square development. Visit barratthomes.co.uk/dalstonsquare

'IT IS JUST LIKE A VILLAGE FOR YOUNG PEOPLE'

TUCKED in between the kebab shops and pubs of Kingsland Road is what Vogue magazine describes as the coolest nail bar in Britain. Wah Nails was opened last summer by Sharmadean Read, 25. "Dalston is brilliant. It is just like a village for young people," she said. "It has a lot of fashion people but a lot more music people are coming in now. A lot of DJs do parties here and want to live locally because of their gigs." Despite her love of Dalston Sharmadean recently got engaged and has moved to Highgate. "I miss Dalston and I think about being back in my flat on the Kingsland Road every single day," she said. "I've still got the shop and I would go back in the blink of an eye – but I had to get domesticated." Wah Nails is at 420 Kingsland Road (020 7812 9889).



Sharmadean Read runs Britain's "coolest" nail bar, Dalston's Wah Nail