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Companies in this story: Linton Group

## Linton gets go-ahead for 'luxurious' Dalston scheme

The Linton Group has been given the go-ahead for a high-end nine-apartment scheme on Kingsland Road in Dalston, which it has earmarked as "the new creative hub for east London" and an "ultimate hotpot".

Hackney Council granted planning permission in April 2015, and the scheme is set to launch in early 2017. A period building will be fully redeveloped to create the nine one- to three-bed units and three retail spaces across 10,000 square feet, delivering a GDV of something around the £8.5m mark.

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The scheme will include a three-bedroom 1,224 square foot penthouse that promises to be highly specced, with "a strong emphasis on interior design" across the project. The newly-launched Gordon-Duff & Linton Studio - founded by Gary Linton, founder of The Linton Group, and interior designer Gemma Gordon-Duff - is lined up to deliver those interiors.

Gordon-Duff and Linton have been in cahoots since their 268 Fulham project, which converted a former Chelsea pub into a multi-million pound luxury residential scheme Read all about it on PrimeResi here), launching a studio to formalise the arrangement.

Linton seems to be really stepping up at the moment: To date the company has completed seven developments, delivering 16 units and around 15,500 square feet with a combined Gross Development Value of £24m-ish. Two major schemes are currently under construction and there's another on the way, giving a current development pipeline: GDV of £205m.

Gary Linton, Managing Director of The Linton Group: "Our scheme at Kingsland Road is an exciting development providing high-quality homes and retail units, in one of East London's most up and coming areas. The development will capture the unique character of its surroundings and will make a valuable contribution to the regeneration of the area."

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Here's Linton's take on Dalston's prime potential:

The scheme benefits from close proximity to the abundance of amenities along Kingsland Road, as well as a diverse collection of restaurants, cafes, shops and bars located nearby. The area is rapidly emerging as a new creative hub for east London, rivalling neighbouring areas such as Clerkenwell and Whitechapel, Shoreditch and Angel.

Located between Dalston and Islington, De Beauvoir Town is a sought after tranquil residential area that is bordered by Kingsland Road to the east, Southgate Road to the west, the Regent's canal to the south and Tottenham Road to the north. Beauvoir Town is part of the conservation area in the Hackney borough and is characterised by an interesting mix of semi-detached Victorian houses, tall and elegant Dutch gabled villas, Georgian terraces and new builds. With its leafy streets lined with artisan shops, creative studios and picturesque cafes and its proximity to the Regent's canal, De Beauvoir Town offers an oasis of tranquillity amidst a vibrant urban area.

In recent years, Dalston has benefited from a number of urban regeneration schemes, which have led to its growing popularity amongst fashionable young home-buyers, working in the media, fashion and music industries, resulting in a rapid increase in the price of property throughout the area.

Dalston is an important transport, retail and entertainment hub. The area's improvement received a big boost with the arrival of the East London Overground line in 2010, which connects the area with Canary Wharf, via Canada Water, and the West End via Highbury & Islington. The re-opening of the Dalston Junction Station, which made a major contribution to London's successful bid to hold the 2012 Olympics, accelerated the regeneration of the area.

Regarded as one of the East End's ultimate hotspots, Dalston has retained its unique character is home to some of London's most exciting restaurants, cafes, theatres and music venues. The area's thriving cultural diversity is reflected in the rich choice of street markets, independent boutiques and ethnic restaurants.

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