



Castles

ASKING PRICE

£475,000

Butfield House, Stevens Avenue

London, E9 6RS

Castles



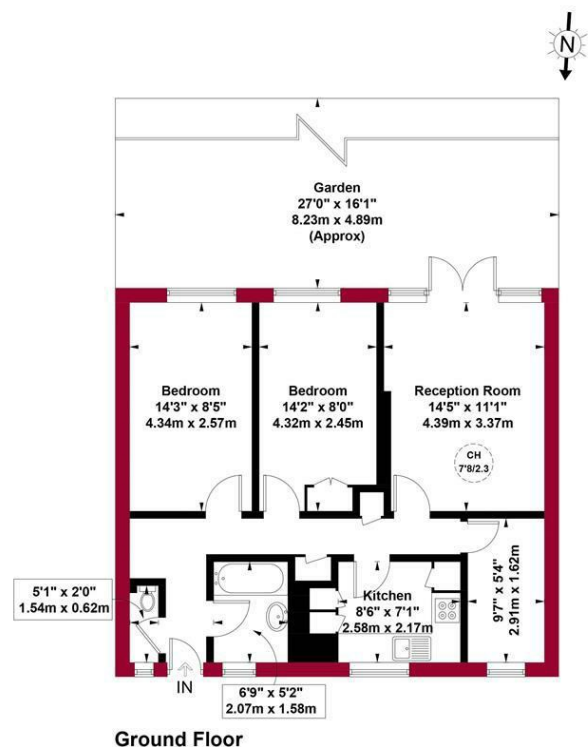
PROPERTY SUMMARY

Castles Hackney are proud to bring to market this beautifully presented two-bedroom warehouse conversion set in the heart of vibrant Dalston. This unique and stylish property designed by a RIBA certified architect, seamlessly blends contemporary design with industrial character and offers a truly distinctive living space. The home comprises two well-proportioned bedrooms, a modern bathroom, and a sleek fitted kitchen finished to a high standard. The top floor is dedicated to a spacious open-plan living area, complete with a balcony that floods the space with natural light throughout the day and a large (un-demised) terrace offering further development potential (STPP) A third, leafy (also un-demised) terrace, accessed via the master bedroom offers yet more outside space. The Development is made up of 8 bespoke units and is gated for added security. The property is accessed via its own private entrance which is nestled in a pretty, communal, cobbled courtyard. The home is arranged over four floors with ample storage on the ground floor A. The property also benefits from a share of freehold giving owners' greater autonomy over the building. Perfectly positioned in one of East London's most sought-after locations, Bridge Mews sits just moments from Ridley Road Market, Dalston Junction Overground Station, and the ever-popular Kingsland High Street, known for its eclectic mix of cafés, restaurants, and boutiques. The lively Mare Street and London Fields are also within easy walking distance, providing a wealth of leisure options and open green spaces to enjoy. Excellent bus and rail connections place the City and wider London within effortless reach, making this an ideal home for professionals and creatives alike seeking style, convenience, and a true East London lifestyle.





Butfield House, E9 Approximate Gross Internal Area = 702 sq ft / 65.2 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



A guide to the area

Transport

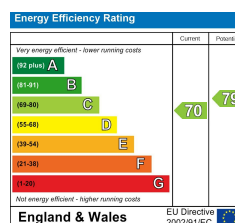
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



Flat - Ground Floor

Leasehold

Council: Hackney

Council Tax Band: B

Lease Remaining: 87 years

Service Charge: £1,871.16 pa

Ground Rent: £9.00 pa

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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OFFICE DETAILS

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