

First Floor

Total Area: 66.8 m² ... 719 ft²

All measurements are approximate and for display purposes only

Reception Room
17'1" x 10'9"

Bedroom
17'7" x 10'7"

Bedroom
8'6" x 12'1"

Bathroom
6'10" x 8'2"

Kitchen
9'3" x 8'2"



QUEENSBRIDGE ROAD, DALSTON

Asking Price £650,000 Share of Freehold
2 Bed Apartment

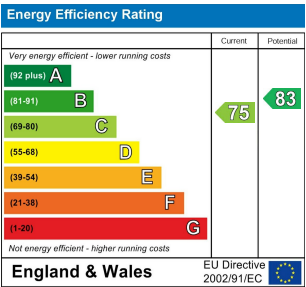
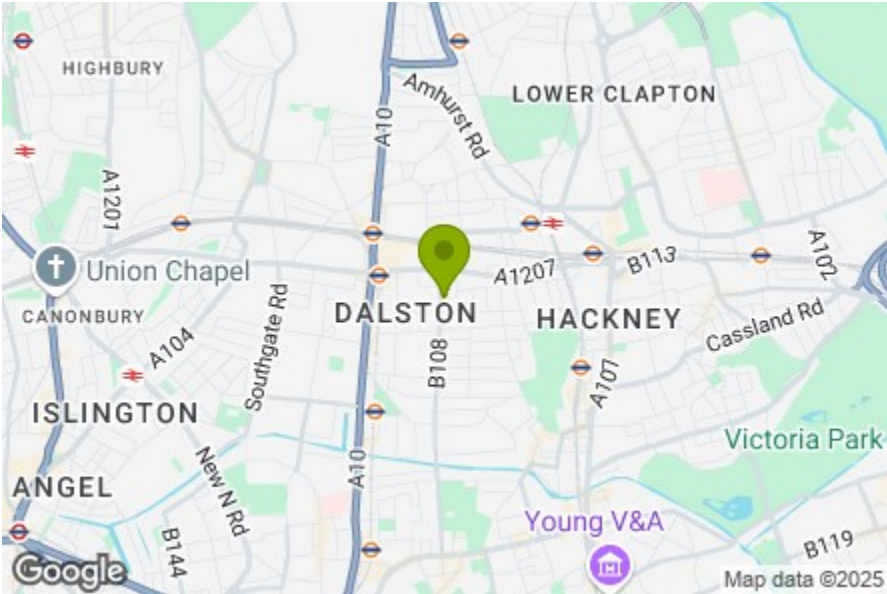


Features:

- Two Bedroom Property
- Beautifully Presented
- Period Conversion
- Moments from London Fields
- Short Walk to Dalston Junction Station
- Grade II Listed Building

Stunning on the inside and out, this two-bedroom apartment sits on the first floor of a picture perfect grade II listed period property in the heart of Dalston, surrounded by incredible amenities, transport links and even greenery, including East London's much loved London Fields. As well as the immaculate finish throughout, the home is bursting with period features that balance beautifully with all the contemporary updates, ready to enjoy from day one.

REQUEST A VIEWING
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IF YOU LIVED HERE...

We probably don't need to sell an area as internationally renowned as Dalston on you, but we'll quickly recap why we love it so much... Even fans of true East London tradition love the imaginative ways that the area has been regenerated, with thoughtfully-designed stores, bars and coffee shops sitting comfortably beloved institutions such as Ridley Road Market. Despite all the urban buzz, the area has a surprisingly large amount of green space, including London Fields, which fills up with a mix of visitors and locals at weekends, all drawn by the unique charm of the area.

As for the home itself, beyond the grand building frontage, you'll find 719 square feet of bright, immaculate space, with the high ceilings adding to the sense of proportion. The reception room is particularly pleasing, with the generous sash windows allowing in an abundance of natural light to showcase details like the fireplace surround and bold feature wall. The bedrooms both offer more effortless style, with more pristine decor. The kitchen does a great job of balancing tradition with contemporary convenience, with sleek units and integrated appliances, while the bathroom showcases more vintage-style features. The in-built storage off the hallway will be a big convenience, and the first floor height should add a touch of energy efficiency too.

As for beyond, you can wander in almost any direction and find some entertainment.

To start with, how about heading to Dalston Junction and up to Voodoo Rays pizza, then the eclectic Ridley Road Market bar, before finishing off at the unique Dalston Superstore? Slightly more low key night? Either the Prince George or Spurstowe Arms would make a brilliant local – they're both gloriously traditional and perfect for people watching with a pint. Treat meal? The Michelin-starred Casa Fofo is the perfect spot for a celebration.

WHAT ELSE?

- Transport is plentiful in this area with some excellent bus routes nearby, as well as Dalston Junction station (eight mins on foot), which is served by the Overground. If you have the time and energy, it's a pleasant walk over the canal into Shoreditch, and the City, while Islington is also walkable.
- The Rio Cinema is just 14 minutes away on foot and has a brilliant selection of blockbusters and indies alike, as well as a great cafe bar – the perfect meeting point for a date.
- Fancy a treat? You can't do much better than Violet Cakes. Warning though – you may well get hooked on the American-style cupcakes, brownies and pastries, all made with high-end ingredients. And as it's only eight mins away on foot, the appeal will be hard to resist!



A WORD FROM THE OWNER.....

"I've lived here for 19 years now, and have always loved the feel of the apartment – it's warmth, character and ease. I'm the last person to buy in this block of 4 lateral conversions, and the first person to sell. The area is so different from when I first arrived, it is much safer and there are so many restaurants, cafes and bars. The nearby parks (London Fields, Haggerston Park) are great for fitness and socialising, and Broadway Market, Hackney Central, Dalston and DeBeauvoir are all within walking distance. Columbia Road Flower Market is also at the bottom of Queensbridge Road, and makes for a great Sunday morning stroll. Heading into town Angel Islington is within easy reach, as is Stratford Westfield heading west. Dalston Junction station, Dalston Kingsland station, and Hackney Downs station are all close by which makes heading into the city or out of town super easy."

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