

Total Area: 60.1 m<sup>2</sup> ... 647 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception  
11'1" x 15'7"

Kitchen/Diner  
16'11" x 10'0"

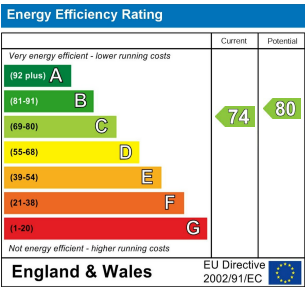
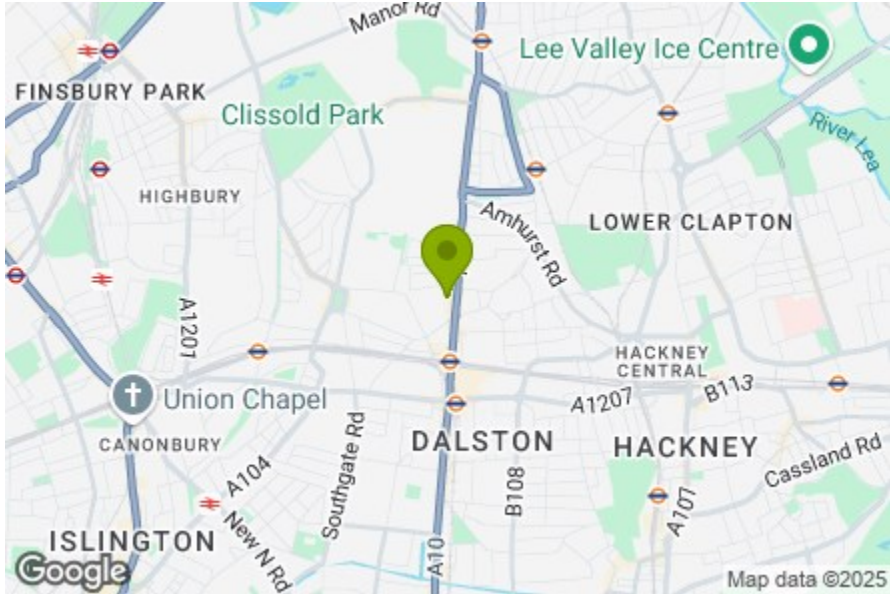
Bedroom  
8'6" x 11'2"

Bedroom  
10'2" x 11'2"

Bathroom  
6'2" x 4'11"

Hall

Storage



## SALCOMBE ROAD, DALSTON

Offers In Excess Of £600,000 Share of Freehold  
2 Bed Flat



### Features:

- Mansion Block
- Two Bedroom Apartment
- Beautifully Presented
- First Floor
- Moments Away from Dalston Kingsland

Set within a handsome period mansion block, this beautifully presented two-bedroom apartment is situated on the first floor and offers a generous blend of charm and thoughtful design. The interiors have been carefully considered, combining classic architectural features with a modern sensibility to create a home that feels both timeless and welcoming. Positioned just moments from the heart of Dalston Kingsland, the apartment is ideally located for access to an exciting mix of independent shops, lively cafes, and excellent transport links, while still offering a quiet, residential setting above it all.

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0203 369 6444

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0203 397 9797

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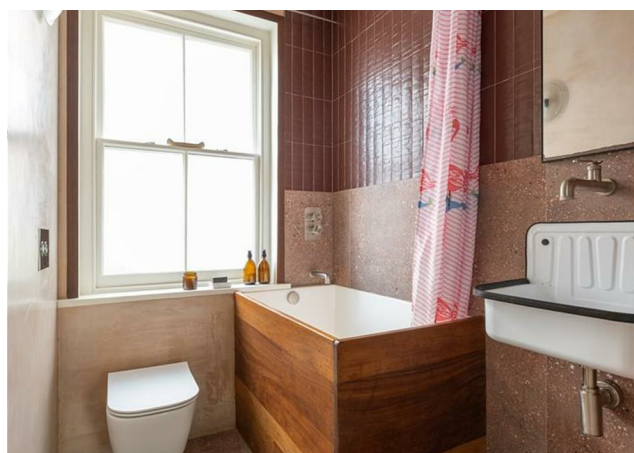
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#### IF YOU LIVED HERE...

A fine example of late Victorian architecture, the front façade features red brickwork, white-painted stone accents, and decorative detailing. As part of a terrace of matching mansion blocks, it contributes to a unified and characterful streetscape with a quiet sense of grandeur. Inside, a soft blue hallway with high ceilings and original wood floorboards sets a calm and welcoming tone. Transom windows above each door allow light to move throughout, while a built-in storage cupboard adds functionality without disrupting the flow. The layout is clear and well-connected, with all rooms accessed from the central corridor.

Natural light pours into the reception room through a wide bay sash window, illuminating walls painted in a rich mustard tone. An original fireplace with decorative tiling takes centre stage, framed by recessed shelving that balances practicality with style. Subtle details such as coving and skirting nod to the building's heritage. Toward the rear, the kitchen and dining area combines soft green cabinetry, brass hardware, and wooden worktops with a butler sink and red-tiled hearth. Open shelving and a large sash window enhance the airy, lived-in feel.

In the main bedroom, lavender-toned walls and dark-painted floorboards create a peaceful setting. A cast iron fireplace offers visual interest, and generous proportions

give the space room to breathe. The second bedroom, in a gentle blue, shares the same tranquillity and versatility.

A warm, earthy atmosphere defines the bathroom, where terracotta tiles, natural plaster, and richly toned woodwork surround a built-in soaking tub and rainfall shower. Designed for long, restorative baths, the tub sits near a large sash window, where soft daylight filters in, adding to the calm.

The apartment is ideally placed to enjoy the best of the local area. Just around the corner, Kingsland High Street offers a lively mix of independent cafes, bars, restaurants, and shops, making it easy to tap into the energy of Dalston. The much-loved Rio Cinema is nearby, an iconic spot for film lovers with its Art Deco façade and eclectic programming. For a change of pace, green spaces like Hackney Downs and London Fields are within easy reach, offering open-air escape and space to unwind. Fontaines Bar, with its distinctive 1940s styling and intimate atmosphere, adds a touch of vintage glamour to evenings out—all part of what makes this part of London such a dynamic and engaging place to live.

#### WHAT ELSE?

The area is exceptionally well connected, with several stations within easy reach. Dalston Kingsland offers quick links across East and North London, while nearby Dalston Junction opens up access to the Overground network and wider city routes. Rectory Road Station, also close by, connects to Liverpool Street and beyond.



#### A WORD FROM THE OWNER...

"We've actually lived in Eagle Mansion since 2012. We left for a short while and came straight back as it's such a special place. We will really miss living here. It's our village, there's a great sense of community in the building and surrounding streets. Lots of our neighbours are also creatives. We love to cook and to host and there's amazing options to buy Fresh produce on our doorstep. we're spoilt for choice with restaurants and cafes and our location means it's easy to travel just about anywhere."

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