

Third Floor

Total Area: 45.3 m² ... 487 ft² (excluding balcony)
All measurements are approximate and for display purposes only

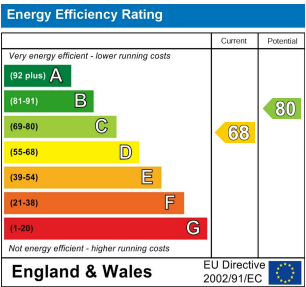
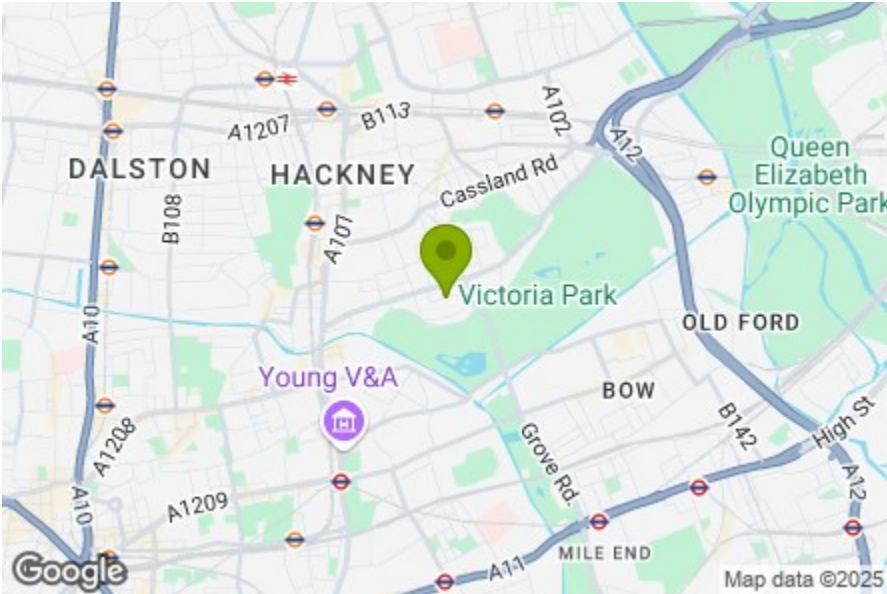
Reception Room
9'11" x 19'5"

Kitchen
11'3" x 4'9"

Bathroom
7'11" x 5'5"

Bedroom
11'3" x 11'4"

Balcony



RUTLAND ROAD, HACKNEY

Offers In Excess Of £375,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Flat
- Good Transport Links
- Close To Victoria Park
- Large Living Space
- Good Sized Balcony
- Council Tax Band B

Welcome to a bright and spacious one-bedroom flat that blends comfort, character and a fantastic location. With a generous living area and a good-sized balcony, it offers the luxury of outdoor space right at home. Just moments from the wide open greenery of Victoria Park, it's perfectly placed for morning jogs, leisurely strolls or simply unwinding in nature. Excellent transport links nearby make commuting and getting around the city straightforward. A well-rounded combination of space, setting and convenience, this home falls within Council Tax Band B.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0208 520 3077



IF YOU LIVED HERE...

Entering your new home, you're welcomed into a bright and spacious reception room, where warm wooden floors and neutral walls set a calm, inviting tone. Full-width windows and a door to the balcony let in an abundance of natural light, making the space feel open and airy—ideal for both relaxing and entertaining.

The adjacent kitchen is thoughtfully laid out with crisp white cabinetry, wooden worktops, and open shelving. A gas hob with built-in oven makes cooking a breeze, while a window above the sink keeps the space light and cheerful. It's compact but cleverly designed for everyday living. The generously sized double bedroom continues the theme of warmth and comfort, with a large window that fills the room with natural light. Soft neutral tones and wood flooring create a tranquil retreat, perfect for unwinding at the end of the day. The bathroom is smart and stylish, featuring classic white metro tiles, a full-size bath with overhead shower, and a sleek vanity unit with integrated storage. A large window enhances the spa-like atmosphere.

Finally, the private balcony extends your living space outdoors, offering peaceful views over greenery and the park beyond—a lovely spot for morning coffee or unwinding in the evening. With Victoria Park quite literally on your doorstep, you're perfectly placed to enjoy one of East London's most iconic green spaces— whether you're catching up with friends over coffee, exploring the park's hidden corners, or

just taking a moment to unwind in nature. The area is also rich in character and local gems. You're a short walk from Broadway Market, one of London's best street food markets. Every Sunday, you can swing by Victoria Park Market, or wander along the canal towards Columbia Road Flower Market, where independent shops and market stalls line the street in full bloom.

For more outdoor options, London Fields offers everything from swimming at the lido to sun-soaked afternoons with friends. And when you're ready to refuel, the People's Park Tavern is nearby—one of the area's favourite pubs with a spacious beer garden backing onto the park and a relaxed, friendly vibe. Whether you're after nature, culture or a good pint, this location brings together the best of East London living in a vibrant, well-connected community.

WHAT ELSE?

You're well connected, with several stations within easy reach, making travel across London straightforward. The closest is Bethnal Green, on the Central Line. Also nearby are Cambridge Heath, Hackney Central and Mile End, providing quick links into the City and beyond. In addition to rail links, the area is well served by local bus routes and cycling paths, giving you plenty of options to get around with ease. Whether you're heading into work or out to meet friends, this location keeps you well connected to wherever you need to be.



A WORD FROM THE OWNER...

"The minute I stepped onto the balcony of 108 Parkside Estate and looked out over Victoria Park, I knew I wanted to live here. It was my first property. I renovated the flat to create my perfect pad, and spent 5 very happy years there. The flat is quiet and peaceful: a little bit of countryside in the heart of London. It's also well connected. Victoria Park village is 2 minutes away. My 'commute' to work began with a short walk across the park to Bethnal Green tube (Central Line). Coming home at night there are multiple options for bus and tube. Fitness is important to me and I spent a lot of time running in the park and beyond, attended a bootcamp in the park, and for yoga I could choose the Refinery or Triyoga Shoreditch. Weekends were my favourite time — I loved visiting Victoria Park food market, or walking to Broadway Market (15 mins), London Fields Lido (20 mins) Columbia Road Flower Market (25 mins), or simply strolling into Hackney to visit a café, restaurant, theatre or the Hackney Picturehouse. I enjoyed being part of the Parkside Estate community — I knew my neighbours and made a couple of lifelong friends."

REQUEST A VIEWING
0208 520 3077

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM