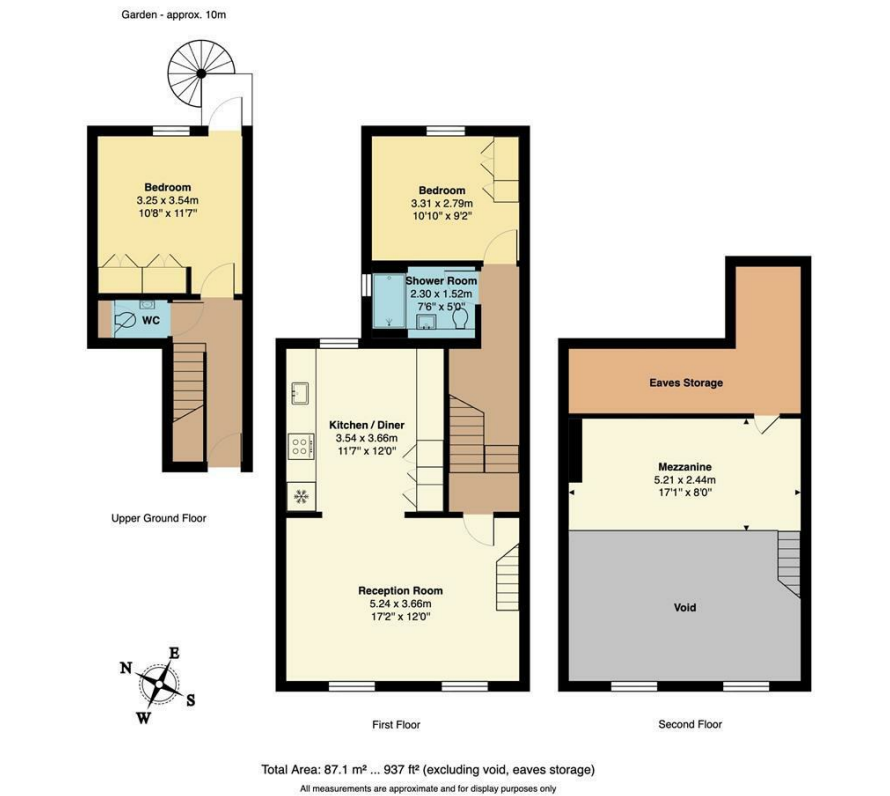




Reception Room
17'2" x 12'0"

Kitchen / Diner
11'7" x 12'0"

Shower Room
7'6" x 4'11"

Bedroom
10'10" x 9'1"

Bedroom
10'7" x 11'7"

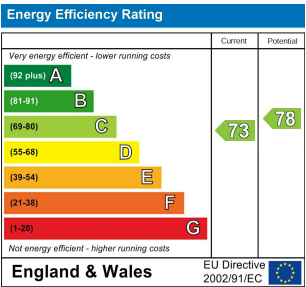
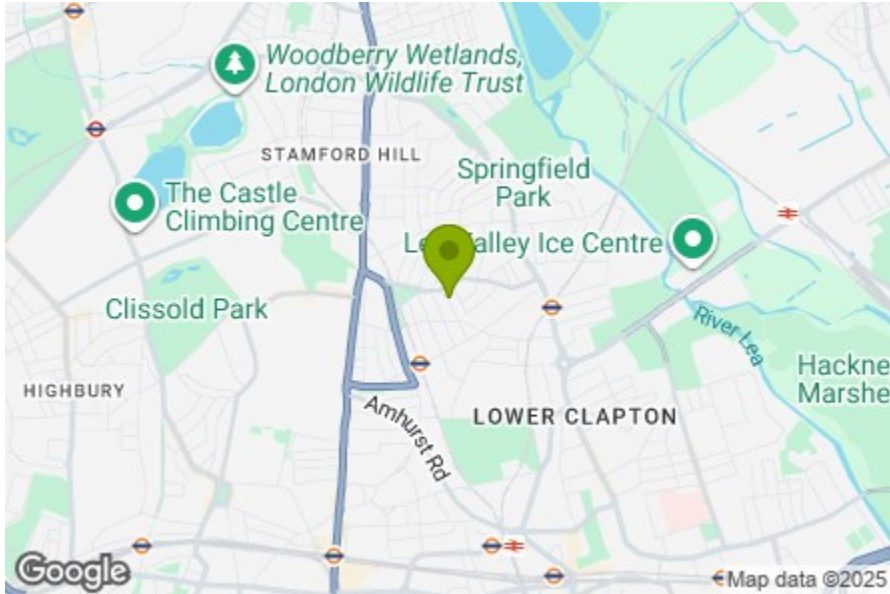
WC

Void

Mezzanine
17'1" x 8'0"

Eaves Storage

Garden
approx. 32'9"



NORCOTT ROAD, LONDON

Offers In Excess Of £875,000 Share of Freehold
2 Bed Apartment - Conversion



Features:

- Two Bedroom Victorian Conversion (with home office/guest room)
- Double Heigh Vaulted Ceilings
- Share of Freehold
- Occupying First and Second Floor
- Private Rear Garden
- Chain Free
- Family Bathroom (with under floor heating) and Guests' WC
- Over 900 sq.ft with Lots of Storage
- Featuring a Mezzanine Floor
- Boiling Tap With Water Filter

A short walk southwest of Stoke Newington's coveted Church Street and Clissold Park, this beautifully restored two-bedroom home is framed by a row of Victorian terraces. A charming period conversion, it has been reimagined for modern living while preserving its historic character, seamlessly paired with thoughtful, contemporary décor.

The apartment is wonderfully situated, quietly removed from the bustle of the high street yet within easy reach of Stoke Newington's most celebrated amenities and excellent transport connections. The area is well served by local bus routes and offers swift access to the Overground via nearby Rectory Road, ensuring effortless links across the city. Moments from the leafy expanses of Stoke Newington Common and Clissold Park, and offered with an impressive 999-year lease, this residence presents a rare opportunity to secure a home in one of North London's most esteemed postcodes.

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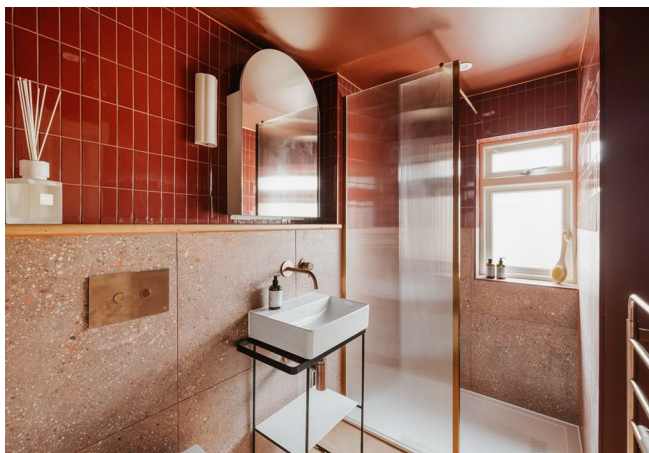
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IF YOU LIVED HERE...

Occupying the first and second floors of a handsome Victorian terrace, this architecturally designed two-bedroom conversion offers over 900 sq.ft of beautifully reimagined living space. Natural light enhances the home's generous sense of openness, highlighting its refined detailing. Set within the Northwold and Cazenove Conservation Area, the apartment sits among a period streetscape celebrated for its historic charm, leafy avenues and village atmosphere. Just moments from Church Street and the green expanse of Clissold Park, it offers calm seclusion with easy access to Hackney's best-loved cafés, independent shops, and weekend markets.

Inside, light and proportion define every space. The upper level unfolds into a beautifully appointed reception and dining area with bespoke joinery and high-spec wooden double-glazed windows. A German-designed kitchen, finished with a Caesarstone Cloud Burst worktop, concealed storage, and integrated Bosch appliances, including a boiling tap and filtered water system, sits alongside the dining space, creating a seamless flow ideal for entertaining. Overhead, a striking mezzanine introduces architectural drama, while subtle statement lighting from Soho Home, O.BTC, and TwentyTwentyOne anchors the contemporary palette with soft tonal warmth.

The lower floor hosts two serene bedrooms, each with built-in wardrobes and refined

detailing, complemented by a family shower room with electric underfloor heating and thoughtfully chosen fixtures. Throughout, the apartment's design balances craftsmanship and innovation, featuring 15mm acoustic soundproofing, newly rewired electrics and plumbing, a new roof, and a certified high-efficiency boiler, all contributing to a quietly luxurious environment. A guest WC and generous eaves storage further enhance functionality.

Externally, the home enjoys a private garden, a tranquil retreat framed by mature planting and soft natural light. Sold chain free with a share of freehold under a newly granted 999-year lease, the property reflects the craftsmanship of local developers known for their refined restorations across East London. Once a faded relic of its time, it has been tastefully renewed into a contemporary residence that honours its Victorian soul while embracing modern elegance.

WHAT ELSE?

A short walk away, Clissold Park is one of Hackney's most loved green spaces, with ornamental lakes, tennis courts, a skate park, and a Grade II-listed mansion housing a café. It's ideal for weekend walks, picnics, and community events, a central social hub for the area. Cyclists will be pleased to know the area is exceptionally well connected, with quiet



A WORD FROM THE EXPERT...

"I feel right at home living in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart."

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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