



Total Area: 65.0 m² ... 700 ft² (Excluding Studio)
All measurements are approximate and for display purposes only

Reception Room
14'1" x 15'10"

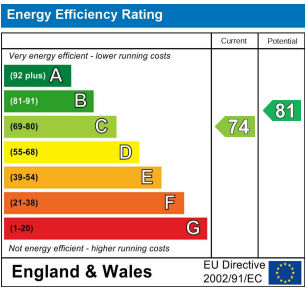
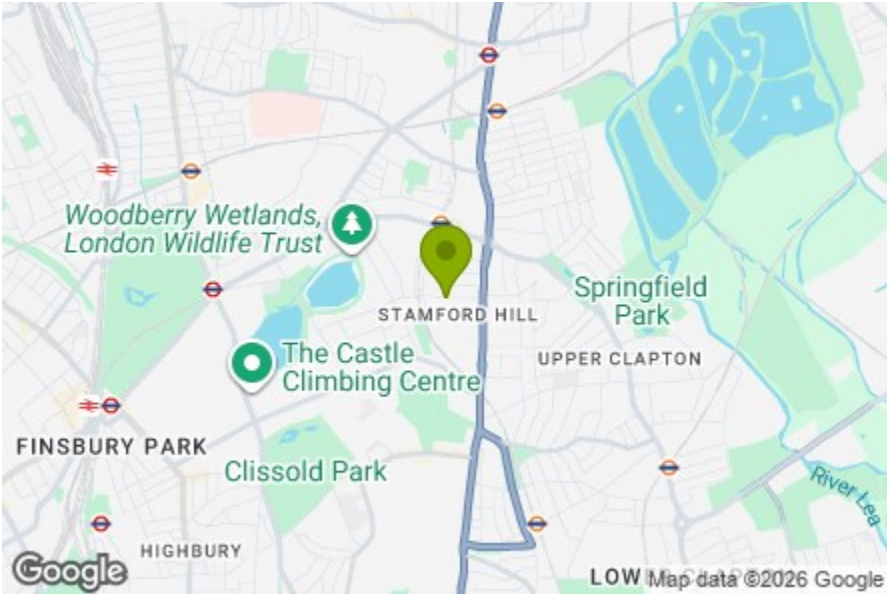
Bedroom
13'2" x 14'6"

Kitchen
10'0" x 14'8"

Bathroom
6'3" x 9'0"

Garden
65'7" x 16'4"

Studio
9'6" x 5'7"



DUNSMURE ROAD, STAMFORD HILL

Offers In Excess Of £600,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Garden Flat
- Beautiful and Large Garden
- Period Conversion
- Full of Character
- Excellent Condition
- Outhouse

Set on a residential street in Stamford Hill, close to Stoke Newington, this one-bedroom period conversion is home to characterful, airy rooms and a particularly generous rear garden. Stoke Newington High Street and Church Street are just a short walk away for independent food, drink and shopping, while nearby transport links make going further afield easy.

REQUEST A VIEWING
0208 520 3077

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

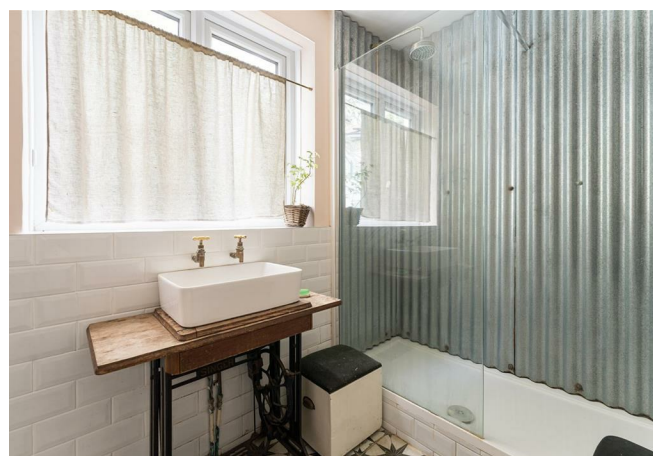
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hellohackney@stowbrothers.com
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New Homes
newhomes@stowbrothers.com
0203 325 7227

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IF YOU LIVED HERE...

The reception room sits at the front of the flat, with a broad bay window bringing in plenty of daylight. Pale green walls, painted floorboards, cornicing and a ceiling rose retain the period feel, while the fireplace and fitted shelving and cabinetry give the room a strong focal point. From here, the hallway leads past the bedroom before continuing towards the kitchen at the rear. The flat has also been extensively insulated, helping to improve warmth and reduce sound transfer throughout

The bedroom is a generous room with soft-toned walls, cornicing and a ceiling rose, alongside timber shutters that add another characterful detail. The kitchen has a relaxed, individual feel, with patterned flooring, exposed brickwork, open storage, long work surfaces and space for a dining table. Beyond it, the bathroom combines patterned floor tiles with white tiling and corrugated metal sheeting around the shower.

The rear garden is a standout part of the flat, extending well

beyond the main living space and giving you a substantial area to use throughout the year. Established trees and planting create plenty of greenery, while paved and decked sections provide room for outdoor seating and dining. There is a good sense of separation between the different parts of the garden, with space to sit closer to the house as well as further back among the planting. At the far end, a separate outhouse adds another useful space away from the main flat.

WHAT ELSE?

- Stamford Hill and Stoke Newington stations are both nearby, providing Overground connections and useful routes across north and east London.
- Stoke Newington Church Street is within easy reach, home to plenty of independent favourites including Escocesa, The Good Egg and Aun.
- Clissold Park provides plenty of green space nearby, with lawns, paths and sports facilities, as well as Fink's café for coffee and something to eat.



A WORD FROM THE EXPERT...

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart".

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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