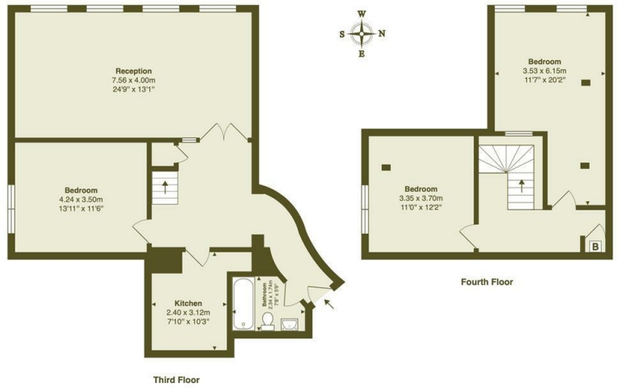
THE STOW BROTHERS



Total Area: 116.9 m² ... 1258 ft²

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
24'9" x 13'1"

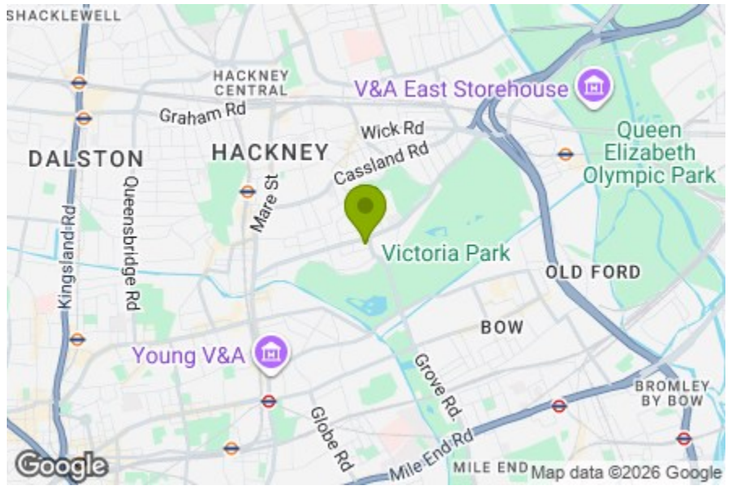
Bedroom
13'10" x 11'5"

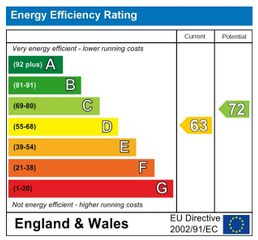
Kitchen
7'10" x 10'2"

Bathroom
7'8" x 5'8"

Bedroom
10'11" x 12'1"

Bedroom
11'6" x 20'2"





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E17 & E10
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1 RUTLAND ROAD, LONDON

Offers In Excess Of £850,000 Share of Freehold

3 Bed Apartment - Conversion

Features:

- Three Bedroom Apartment
- Victorian School Conversion
- Split Level
- Located in Victoria Park Village
- Over 1,200 Square Foot
- Full of Character

Set within a characterful Victorian school conversion in the heart of Victoria Park Village, this spacious three bedroom apartment offers over 1,200 square feet of living space across two floors. With soaring ceilings, large original windows and exposed brickwork, the interiors are full of personality, while the independent cafés, restaurants and green spaces of this much-loved Hackney neighbourhood are right on your doorstep.

REQUEST A VIEWING
0208 520 3077















IF YOU LIVED HERE...

Step inside and you'll find a wonderfully spacious reception room, where impressive ceiling heights, original school windows and exposed brickwork create a real sense of character. Natural light pours into the room, while timber flooring and soft tones bring warmth to the space. There's plenty of room for a generous seating area and a full-sized dining table, making it equally suited to relaxed evenings and having friends over.

The separate kitchen sits just off the hallway, with dark cabinetry, contrasting worktops and plenty of storage. Also on this floor is a well-proportioned double bedroom, currently arranged with a sleeping area and additional furnishings, alongside a family bathroom with a bath and shower above.

Head upstairs and you'll discover two further bedrooms, each with its own distinctive character. The larger bedroom is particularly generous, with sloping ceilings, exposed structural details and plenty of natural light. The second bedroom is equally charming, with a pitched ceiling, large window and room for additional furniture. Both rooms offer flexibility for different living arrangements, whether that's a dedicated workspace, guest accommodation or family bedrooms.

WHAT ELSE?...

- Victoria Park is moments away, offering beautiful green space, lakeside walks, cafés and the popular Pavilion Café, while the independent shops and restaurants of Victoria Park Village are on your doorstep.

- Explore local favourites including The Empress, The Lauriston and Gail's, or head towards Broadway Market for its weekend stalls, independent shops and food spots.

- Homerton and Hackney Central stations are within easy reach, providing connections across East London, while well-regarded local schools and the wider amenities of Hackney are nearby.



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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