



Hallway
3'10" x 16'9"

Bedroom
11'5" x 11'11"

Ensuite
6'6" x 4'4"

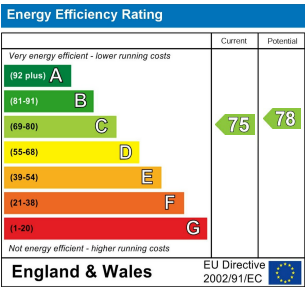
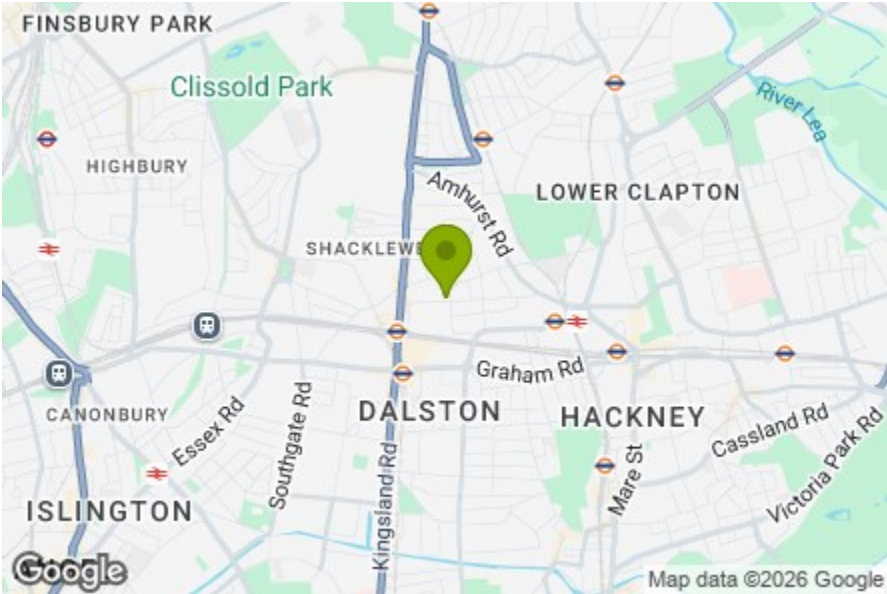
Dressing Room
4'7" x 4'4"

Kitchen/Reception Room
21'3" x 15'4"

Bedroom
5'6" x 13'9"

Bathroom
5'6" x 8'9"

Garden
19'5" x 7'8"



SANDRINGHAM ROAD, HACKNEY

Offers In Excess Of £725,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedroom Flat
- Two Bathrooms
- Beautifully Designed
- Private Patio
- Own Front Door
- Moments Away from Dalston Kingsland Station

A beautifully designed two bedroom flat in a well-connected Hackney setting, with Dalston Kingsland close by and plenty of independent cafés, restaurants and green spaces within easy reach. The apartment has its own front door, two bathrooms and a private patio leading from the main living space.

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IF YOU LIVED HERE...

Your own front door opens into a long hallway, with both bedrooms positioned towards the front of the apartment. The larger bedroom has wood flooring, panelled walls and a decorative fireplace, with a separate dressing room and ensuite shower room just along the hall. The second bedroom is currently arranged with a bed and fitted desk area. A family bathroom sits opposite, finished with patterned floor tiles, a bath with shower above and a timber vanity unit.

At the rear, the kitchen and reception room form one generous open-plan space, with wood flooring running

throughout. The kitchen has grey cabinetry, integrated appliances, dark worktops and a breakfast bar, leaving plenty of room for separate dining and lounging areas. Glazed doors open directly onto the private patio and garden, giving you useful outdoor space for seating and planting.

WHAT ELSE?

- Dalston Kingsland Station is moments away, with Dalston Junction and Hackney Downs also within easy reach.
- Sandringham Road is home to Casa Fofó, while Café Mélo and Oren can be found nearby around Shacklewell.
- Hackney Downs Park, Ridley Road Market, Rio Cinema and Earth are all close enough to become part of the everyday routine.



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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