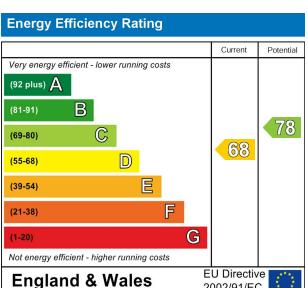
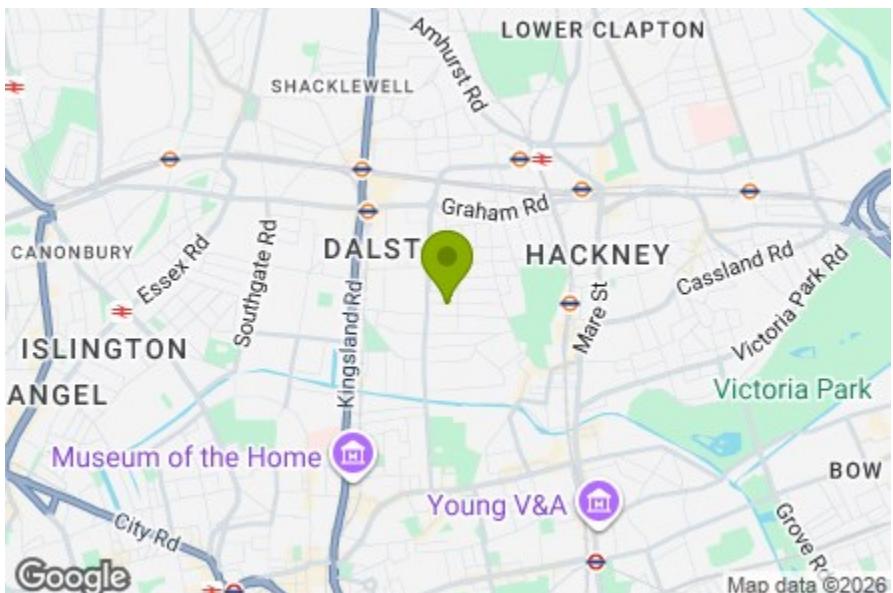


Kitchen / Reception Room
16'9" x 16'10"

Bathroom
9'6" x 7'3"

Bedroom
8'7" x 11'10"



LAVENDER GROVE, HACKNEY
Offers In Excess Of £575,000 Leasehold
1 Bed Apartment - Conversion



Features:

- Beautiful One Bedroom Conversion
- First Floor
- Architecturally Designed
- Chain Free
- Private Section of Garden
- Front Garden
- Virtual Freehold

This beautifully finished one-bedroom conversion occupies the first floor, with architecturally designed interiors that feel refined, cohesive and carefully considered. Offered chain free, the property presents an excellent opportunity for a straightforward purchase. A private section of garden provides welcome outdoor space for everyday enjoyment, while a front garden adds to the sense of arrival and overall appeal. The home is held on a long lease, offering long-term security and peace of mind, and combines character with quality in a way that feels both thoughtful and enduring.

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

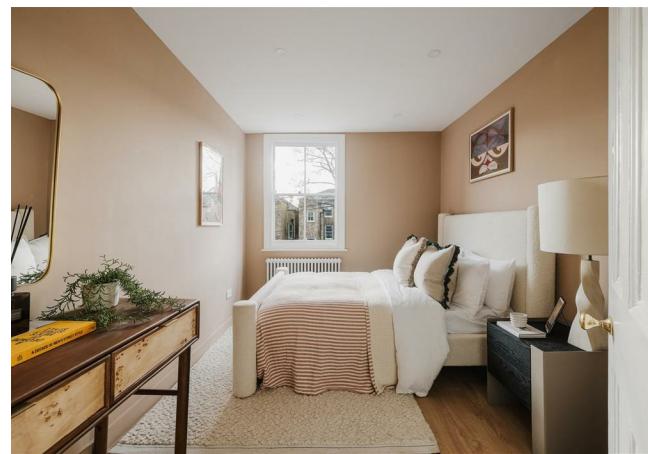
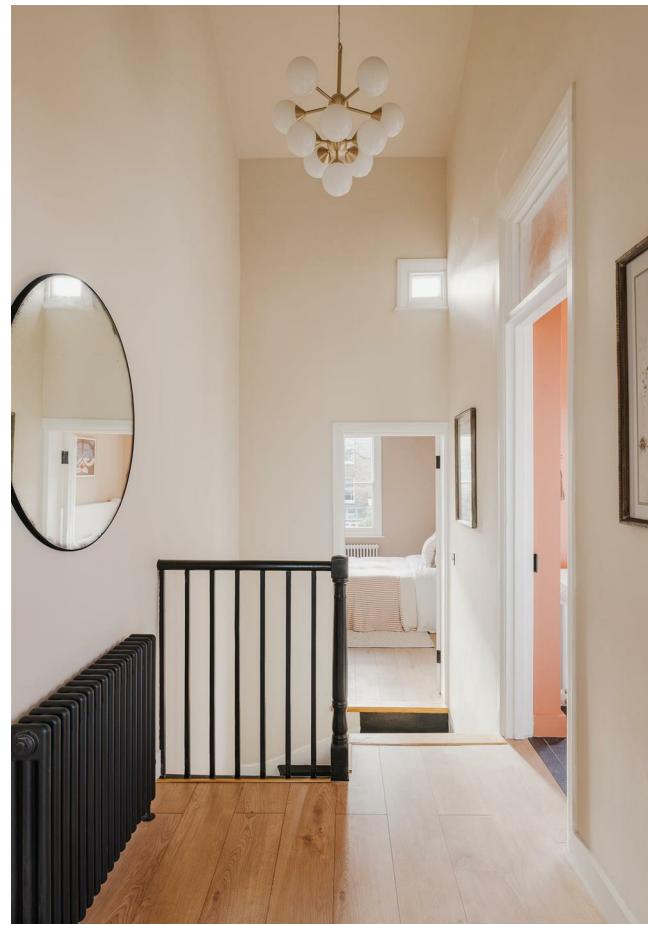
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Set along a peaceful, tree-lined street of period homes, this property presents a handsome frontage with London stock brickwork complemented by crisp white detailing. Arched windows and traditional proportions give the house an elegant appearance that settles comfortably within its surroundings. Stepping inside, the entrance hallway sets the tone from the outset. Patterned flooring runs the length of the hall, drawing the eye towards the staircase and creating a strong sense of arrival. Soft neutral walls keep everything feeling balanced, while the stair runner introduces texture and a note of craftsmanship that hints at the quality found throughout the home. Upstairs, the landing benefits from a double-height ceiling, lending a feeling of generosity and architectural interest. Warm wood flooring continues here, allowing the home to unfold with a sense of ease. The kitchen and reception room has been thoughtfully composed, combining gentle tones with high-quality finishes to create a reassuring and cohesive setting. Glossy brick-style tiling in the kitchen area introduces subtle texture, while beautifully arched windows draw in daylight and frame leafy outlooks beyond. Built-in cabinetry adds assured architectural rhythm to the room, while warm flooring and soft finishes ensure the overall feel remains inviting and intentionally designed. The bedroom is softly styled in warm, earthy shades, creating a restful retreat. Daylight filters through an attractively sized window, complemented by timber flooring that

adds warmth and continuity. Completing the home, the bathroom is beautifully finished, pairing rich wall tones with crisp tiling for contrast and depth. A separate bath and shower provide a sense of luxury, while natural light softens the palette, resulting in a setting that feels considered, welcoming and effortlessly refined. Beyond the front door, the surrounding neighbourhood offers a rich mix of green spaces, independent favourites and well-loved local institutions. Tin Café is a popular local stop for speciality coffee, brunch and relaxed daytime meals, while Angelina is known for its refined Italian and Japanese-inspired cooking. Brilliant Corners has a cult following for its vinyl-led sound system alongside food and drinks, while nearby Dalston Eastern Curve Garden provides a leafy escape from the streets. The open stretches of London Fields offer everything from relaxed pub lunches to swimming at the lido, with Broadway Market drawing people in with its independent stalls, shops and cafés, capturing the creative, sociable spirit of the area.

WHAT ELSE?

Getting around the city is straightforward, with a wide choice of stations close by and further options slightly afield as well. London Fields Station and Haggerston Station are both around a 10-minute walk, offering direct routes towards Liverpool Street and connections across the Overground network, while Dalston Junction Station sits approximately 14 minutes away, linking easily to Shoreditch and Highbury & Islington.



A WORD FROM THE OWNER...

"Lavender Grove first appealed to me because of its exceptional location. Being just moments from London Fields and within easy reach of the station makes it feel perfectly connected to the city, while still enjoying a calm, residential atmosphere. One of the things I love most about the street itself is that it is made up entirely of beautiful period properties, without any purpose-built flats, which gives it a real sense of character and cohesion."

The flat stood out immediately because it has its own private front door and is arranged over two levels, which makes it feel much more like a house than a typical apartment. Having both a private front garden and access to a communal rear garden is a rare combination and has been a real joy, offering space to enjoy the outdoors right on your doorstep.

When refurbishing the property, I was very careful to respect and enhance the original style of the building. Every detail was chosen to remain in keeping with the period character, from the light switches and radiators to the flooring. The result is a home that feels thoughtfully restored rather than overly modernised, combining period charm with everyday comfort."

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