

Reception Room
16'0" x 13'9"

Kitchen/Diner
10'11" x 11'11"

Bathroom
6'0" x 5'10"

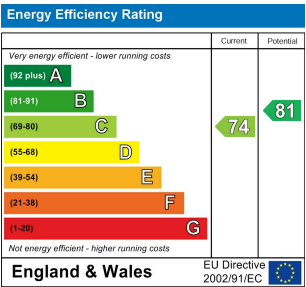
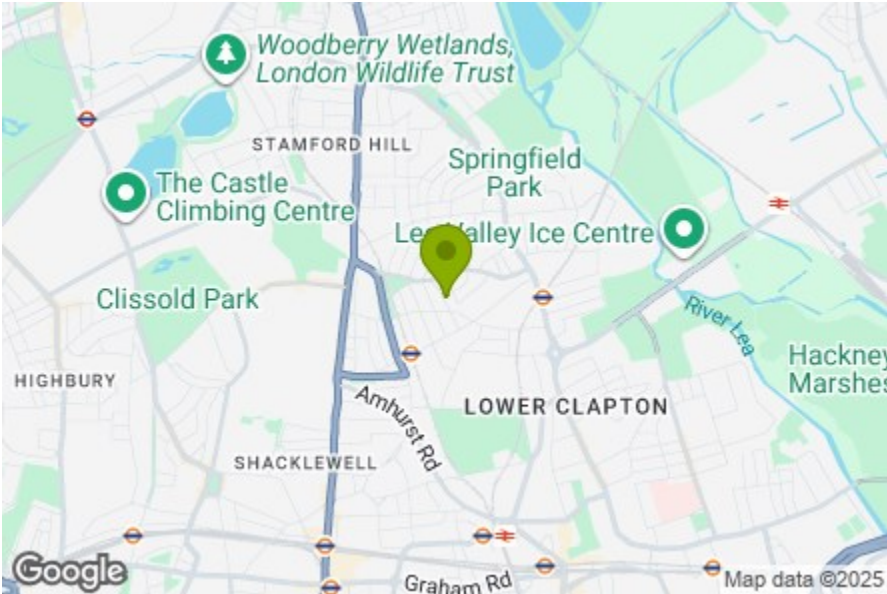
Bedroom
10'7" x 8'3"

Bedroom
13'3" x 14'5"

Ensuite
6'10" x 4'10"

Bedroom
11'4" x 6'11"

Garden
8'2" x 47'6"



HACKNEY

£875,000 Share of Freehold
3 Bed Flat



Features:

- Three Bedroom Victorian Conversion
- Share of Freehold
- Arranged Over Two Floors
- Private Rear Garden
- Chain Free
- Family Bathroom (with under floor heating) and Ensuite
- Approx 927 Square Foot
- Beautifully Appointed Throughout
- Boiling tap in Kitchen with filtered water & Bosch appliances
- Double glazed wood sash windows

This elegantly configured Victorian conversion offers three well-proportioned bedrooms set across two thoughtfully designed floors, creating a home that feels both generous and superbly balanced. A private rear garden extends the living space outdoors, while the share of freehold adds long-term reassurance. The family bathroom, complete with underfloor heating, is complemented by a refined ensuite, enhancing everyday comfort. With approximately 927 square feet to enjoy and a finish that feels carefully considered throughout, the property presents an appealing blend of character and contemporary ease. Offered chain free, it's a home ready to step straight into and enjoy.

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

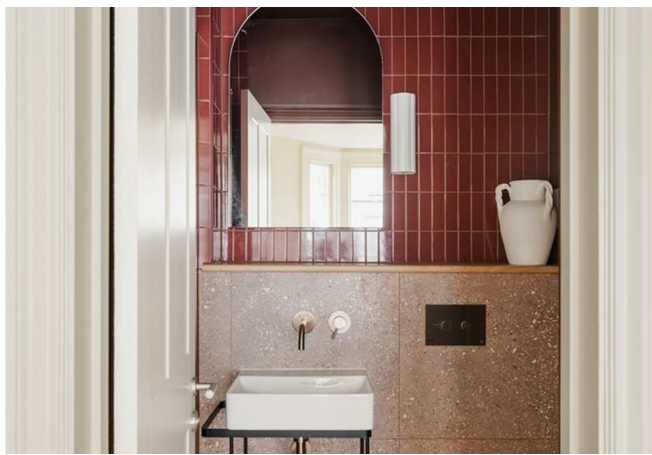
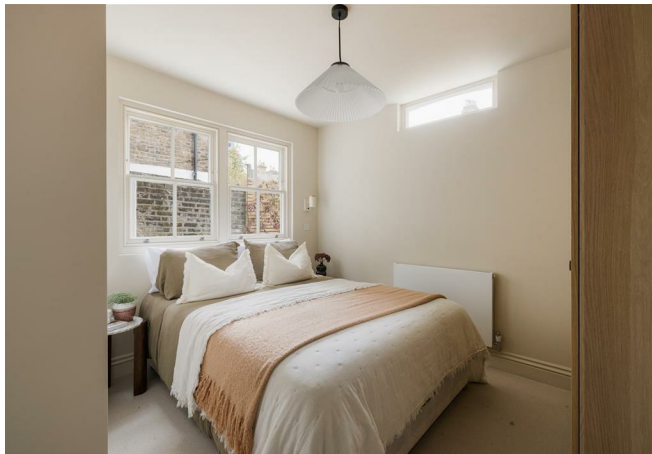
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



REQUEST A VIEWING
0208 520 3077

IF YOU LIVED HERE...

The home presents a handsome period façade, with warm brickwork and tall sash windows lending a quiet elegance to the frontage. Decorative detailing adds a gracious welcome and sets the tone for what lies within. Inside, the upper ground floor hallway links the two bedrooms on this level and leads down to the lower ground floor. The reception room unfolds with a soothing, easy atmosphere, where soft daylight pours through a trio of windows and settles across the warm flooring. The built-in cabinetry forms an attractive focal point, bringing together display shelving and hidden storage in a way that feels both refined and wonderfully practical. With its generous proportions and soft, understated palette, the room carries an inviting, effortless calm. Flowing onwards, the kitchen/diner balances muted cabinetry, textured tiles and a chequered floor to create a space that feels cohesive and quietly expressive. A built-in bench shapes a welcoming dining nook, while the glazed door draws the eye through to the garden, enhancing the sense of openness. Outside, the garden continues the home's considered approach. A paved terrace sits just beyond the kitchen/diner, ideal for outdoor meals or a quiet moment, while a neat stretch of lawn is framed by young planting. Also on the lower ground floor, a peaceful bedroom enjoys natural light from two windows and a subtle finish. Nearby, the bathroom pairs soft green tones with crisp tiling, creating a refreshing, tranquil space.

Returning upstairs, the front bedroom feels bright and welcoming, centred around a lovely bay window. Its ensuite introduces a moody, luxurious contrast with deep tones and a softly diffused shower. The rear bedroom completes the home with a relaxed, restful feel. Stoke Newington offers a lively blend of independent shops, friendly cafés and leafy green spaces, all within easy reach of the home. Stoke Newington High Street is close by, with spots such as 215 Hackney Café & Brunch and La Rosetta adding plenty of everyday appeal. Church Street brings an eclectic mix of places to eat and drink, from The Blue Legume and Rasa to the characterful Auld Shillelagh. Both Hackney Downs Park and the expansive Clissold Park provide generous areas for walks, fresh air and easy afternoons outdoors. The area is also well served by schools, including the outstanding Northwold Primary School just five minutes away.

WHAT ELSE?

Rectory Road Station is just a seven-minute walk away, offering quick links into central London. You'll also find plenty of bus routes nearby, providing easy connections across Stoke Newington, Dalston and the wider Hackney area, making day-to-day travel wonderfully straightforward.



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

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM