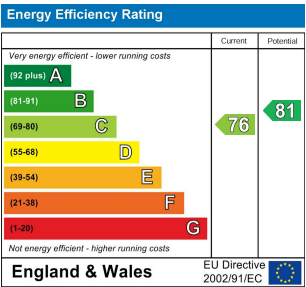
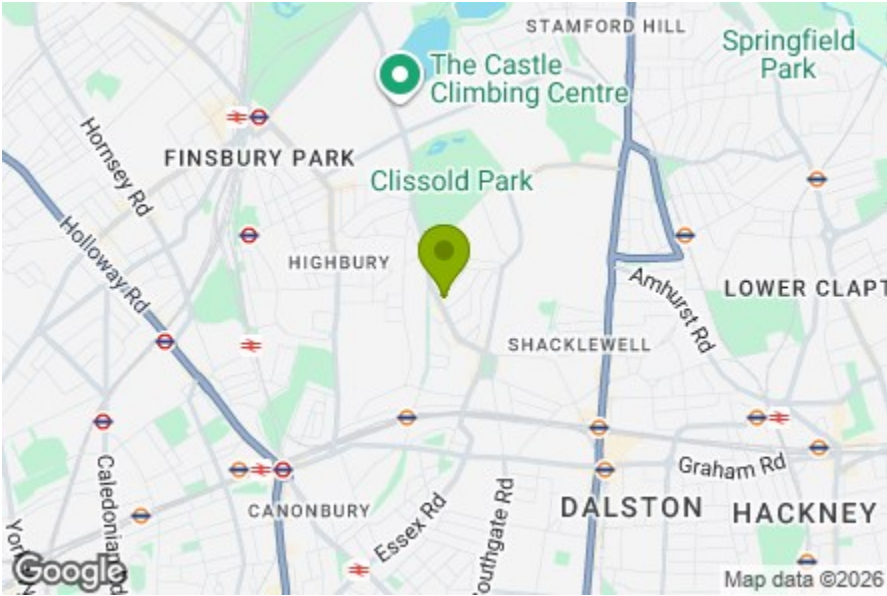




Total Area: 58.1 m² ... 625 ft²

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.



## BURMA ROAD, STOKE NEWINGTON

Offers In Excess Of £575,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Property
- First Floor Home
- Beautifully Renovated
- Short Walk To Church Street & Clissold Park
- Moments From Newington Green
- Close To Canonbury Station
- Approx 625 Square Foot

This beautifully renovated two-bedroom, first-floor home offers a refined and considered layout across approximately 625 square feet, with a finish that feels confident and thoughtfully executed. The spaces flow naturally, creating an inviting setting that suits modern day living while retaining a sense of individuality. Positioned moments from Newington Green, the property enjoys a lively yet established neighbourhood atmosphere. Church Street and Clissold Park are both a short walk away, placing cafés, restaurants and walks within easy reach. Canonbury station is also close by, providing convenient connections across London and making this an appealing option for a range of lifestyles.

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#### IF YOU LIVED HERE...

The exterior showcases a handsome period façade, where warm brickwork, decorative gables and a bay-fronted elevation give the building real presence and character along the street.

Inside, the first-floor hallway features timber flooring underfoot and neatly detailed joinery, introducing continuity as you move through the home. Daylight filters along the corridor, gently linking the rooms and giving a well-composed first impression. The reception room sits at the front of the property and feels generous and refined, shaped by its elegant bay and graceful proportions. Decorative corning, a fireplace and dado rails add a subtle period flourish throughout. Glazed panelled doors lead through to the kitchen, and give the option of an open-plan layout between the two spaces. It is a room that works equally well for everyday living and quieter moments, with a natural sense of ease and proportion.

Leading on, the kitchen is arranged in a long, streamlined layout, with white cabinetry and a continuous work surface creating a cohesive and understated look. A window at the far end draws in plenty of daylight, giving the room an airy quality that works naturally within the flow of the home.

Both bedrooms are thoughtfully finished, with the main bedroom set at the rear of the house featuring a window offering plenty of natural light and decorative corning that reinforces the home's period character. The second bedroom is well proportioned and versatile, continuing the same measured feel seen elsewhere.

The bathroom completes the layout with a confident, design-led finish, combining bold geometric floor tiles, soft green wall tiling and black-framed glazing. A warm timber vanity adds texture, resulting in a room that feels modern yet timeless in its overall execution.

Set within Newington Green itself, the area is well known for its strong food and drink scene and relaxed neighbourhood vibe. Jolene Bakery is a favourite for artisan breads and pastries, while Perilla is celebrated for its thoughtful, seasonal cooking. The Edinburgh offers a more traditional pub setting, popular for casual drinks and meet-ups. In the other direction, Stoke Newington's Church Street provides a lively mix of independent cafés, restaurants and boutiques, creating a sociable, village-style high street atmosphere. Clissold Park is just a five-minute walk away, offering open lawns, shaded paths and a peaceful retreat from city life.

#### WHAT ELSE?

Canonbury station is a 13-minute walk away, offering Overground services with easy connections to Highbury & Islington and beyond. Several bus routes run through the area, providing convenient links towards the City, Angel and central London.



#### 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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