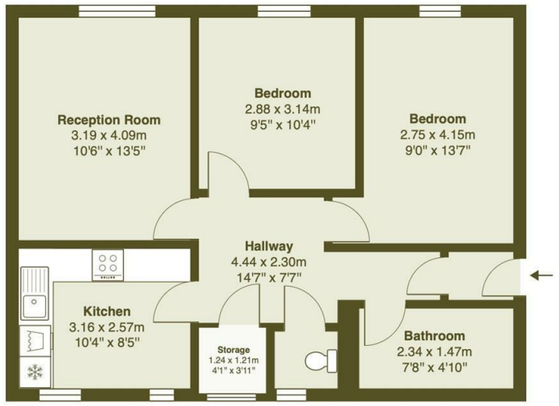


Fourth Floor

Total Area: 62.2 m² ... 670 ft²

All measurements are approximate and for display purposes only

THE STOW BROTHERS

Hallway
14'6" x 7'6"

Reception Room
10'5" x 13'5"

Kitchen
10'4" x 8'5"

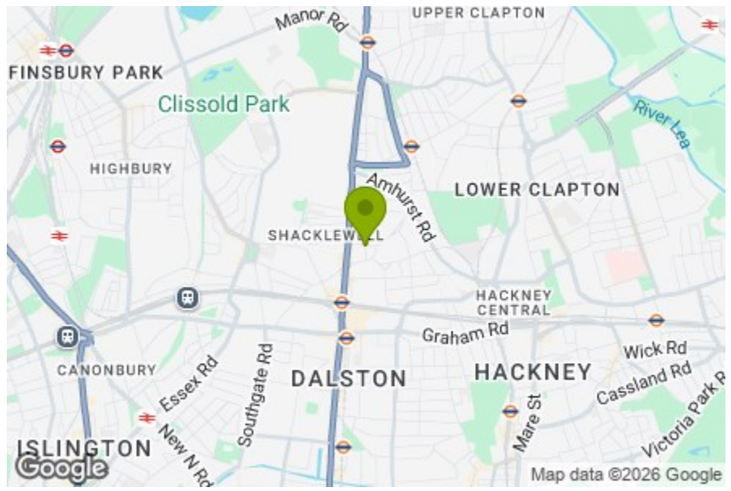
Storage
4'0" x 3'11"

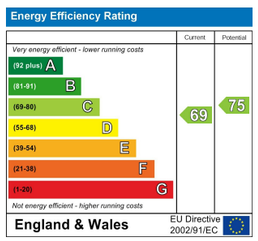
WC

Bathroom
7'8" x 4'9"

Bedroom
9'0" x 13'7"

Bedroom
9'5" x 10'3"





E11, E7, E12 & E15
hello11@stowbrothers.com
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E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
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E18 & IG8
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0203 369 1818

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THE STOW BROTHERS

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ARCOLA STREET, HACKNEY

Offers In Excess Of £400,000 Leasehold

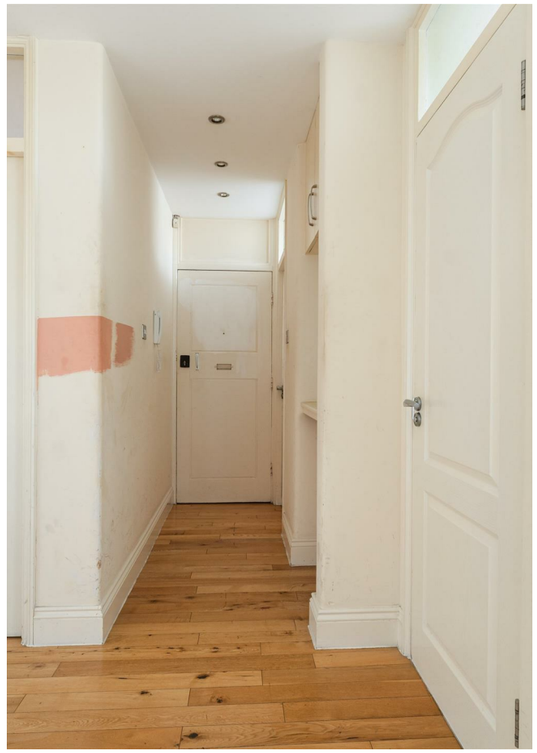
2 Bed Flat

Features:

- Two Bedroom Flat
- Positioned On The Top Floor
- Two Generous Sized Bedrooms
- Great Storage
- Conveniently Located Between Dalston and Stoke Newington
- Secure Building

Set between the lively streets of Dalston and the independent shops and cafés of Stoke Newington, this bright two bedroom top floor flat offers generous living space, two well-sized bedrooms and plenty of storage. With some of East London's favourite restaurants, green spaces and neighbourhood hangouts on your doorstep, there's plenty to enjoy in this well-connected corner of Hackney.

REQUEST A VIEWING
0208 520 3077















IF YOU LIVED HERE.....

Up on the fourth floor, you'll find a bright and comfortable home with warm wood flooring, soft neutral tones and plenty of natural light. The reception room has a relaxed, homely feel, with a large window drawing in daylight and plenty of space to settle in with a good book, entertain friends or simply put your feet up. The separate kitchen sits just off the hallway, where crisp white cabinetry contrasts beautifully with dark worktops and tiled flooring. There's also room for a dining table, perfect for leisurely breakfasts, evening meals or catching up over coffee.

Both bedrooms are generously sized, giving you plenty of freedom to make the spaces your own. The principal bedroom comfortably accommodates a double bed and additional furniture, while the second offers similar flexibility, whether you're planning a guest bedroom, children's room or dedicated workspace. The bathroom is finished in neutral tiling, with a bath and shower overhead, while a separate WC and useful hallway storage make everyday living that little bit easier.

With approximately 670 square feet to enjoy, the flat offers a comfortable balance of living and bedroom space. Its top floor position within a secure building is another welcome feature, especially with so much happening just beyond your front door.

WHAT ELSE?

- Dalston Junction and Dalston Kingsland stations are both close by, connecting you to Shoreditch, Highbury & Islington and destinations across London. Stoke Newington station is also within easy reach for direct services towards Liverpool Street.

- From weekend brunches to evening drinks, you're surrounded by brilliant local options. Just across the road, you'll find Mangal 1, a much-loved Turkish restaurant known for its delicious charcoal-grilled dishes. Wander along Stoke Newington Church Street for The Good Egg, Escocesa and Aun, or explore Dalston's lively mix of restaurants, cocktail bars and independent shops. The Rio Cinema is another local favourite for film nights.

- When you're craving some greenery, Clissold Park has everything from open lawns and leafy walking routes to its café and resident deer. Hackney Downs is another nearby favourite, while Stoke Newington's village-like streets, independent businesses and strong community spirit make this an especially enjoyable neighbourhood to call home.



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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