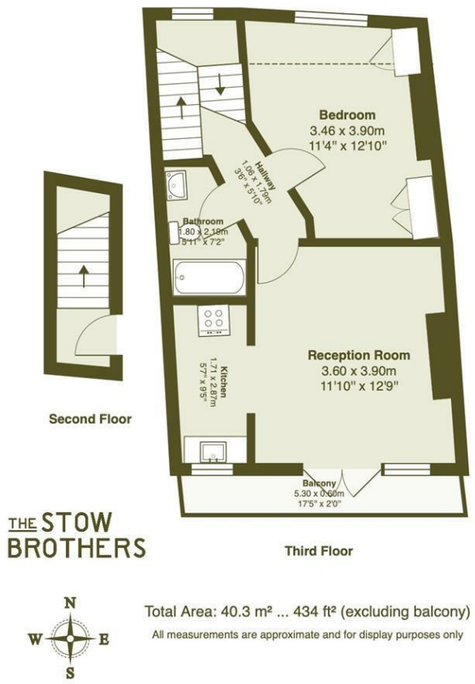


Total Area: 40.3 m² ... 434 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Hallway
3'5" x 5'10"

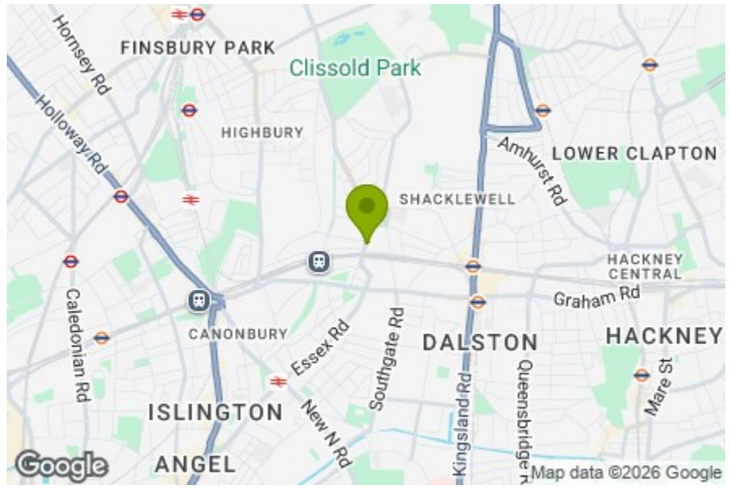
Bedroom
11'4" x 12'9"

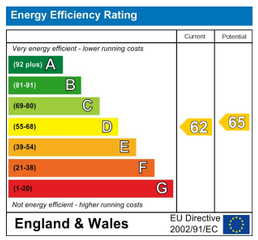
Reception
11'9" x 12'9"

Kitchen
5'7" x 9'4"

Bathroom
5'10" x 7'1"

Balcony
17'4" x 1'11"





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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NEWINGTON GREEN ROAD, ISLINGTON

Offers In Excess Of £400,000 Leasehold

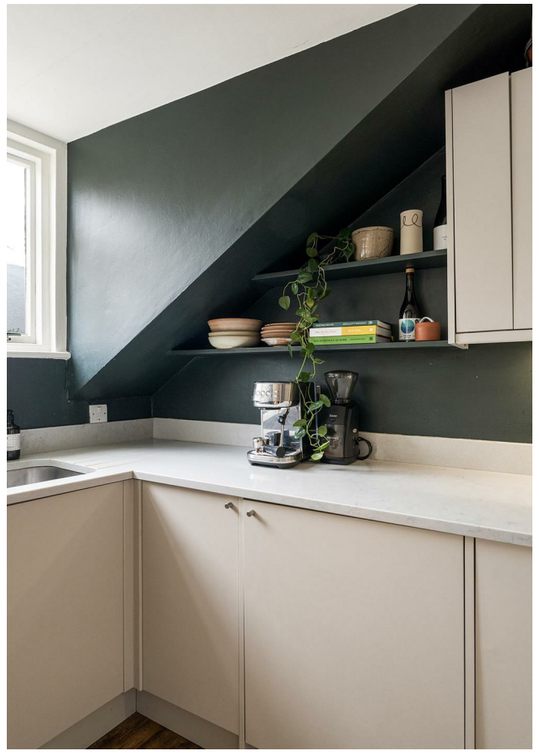
1 Bed Flat

Features:

- One Bedroom Victorian Flat
- Located on the Third Floor
- Moments Away from Newington Green
- Excellent Local Amenities, Including Pubs & Restaurants
- Private Balcony
- Within Walking Distance of Canonbury, Dalston Kingsland and Highbury and Islington Stations
- Close to Highbury Fields
- Some Original Features

Set within a Victorian conversion moments from Newington Green, this charming one bedroom apartment combines original character with a bright interior and private balcony. With independent cafés, neighbourhood pubs and restaurants on the doorstep, plus Highbury Fields and excellent transport links nearby, it's a lovely spot to call home.

REQUEST A VIEWING
0203 143 1433















IF YOU LIVED HERE...

Set on the second and third floors, the apartment has a warm, inviting feel, with wooden flooring, soft tones and plenty of natural light. Head upstairs to the living space, where the reception room offers a comfortable spot to relax, alongside room for dining. Built-in shelving provides space for books, while the sloping ceilings add character. French doors open onto a private balcony, perfect for a morning coffee. Just off the living area, an archway leads into the kitchen, where pale cabinetry, dark splashback tiles and open shelving create a contemporary finish.

The bedroom is a comfortable double, with wooden flooring, built-in wardrobes and a charming sloping ceiling. Natural light comes through the windows, while neutral décor keeps things calm. The bathroom is finished in white tiling, with a bath and shower overhead, and there's further storage off the hallway. At approximately 434 square feet, the apartment makes good use of its space, with original features adding character.

WHAT ELSE?

- Newington Green is moments away, with independent favourites including Jolene for coffee and pastries, Perilla for dinner and The Lady Mildmay for a neighbourhood pint. Stoke Newington Church Street is also nearby, offering plenty more places to explore.

- Highbury Fields and Clissold Park are both nearby, offering green spaces for weekend walks, morning runs or afternoons outdoors. Upper Street is also close, with its independent shops, restaurants and lively pub scene.

- Canonbury, Dalston Kingsland and Highbury & Islington stations are all within walking distance, providing Overground, Underground and National Rail connections across London.



WORD FROM THE OWNER...

"We've lived in the general area for over 10 years and moved into this flat 5 years ago as our first home together. We absolutely love the area and it's been the perfect first step onto the property ladder. Since being here, we've made it our own with a completely new kitchen and refreshed bathroom. We've also added in-built storage to the property to make the space more efficient. We've loved our time here – we'll miss coffees and sandwiches at Jolene, popping to Stella's for bacon, the unrivalled veg shop downstairs and pints at Lady Mildmay. (P.s. the area's just been voted London's Coolest Neighbourhood on Time Out.)"

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