

Kitchen/Lounge/Diner
15'7" x 13'9"

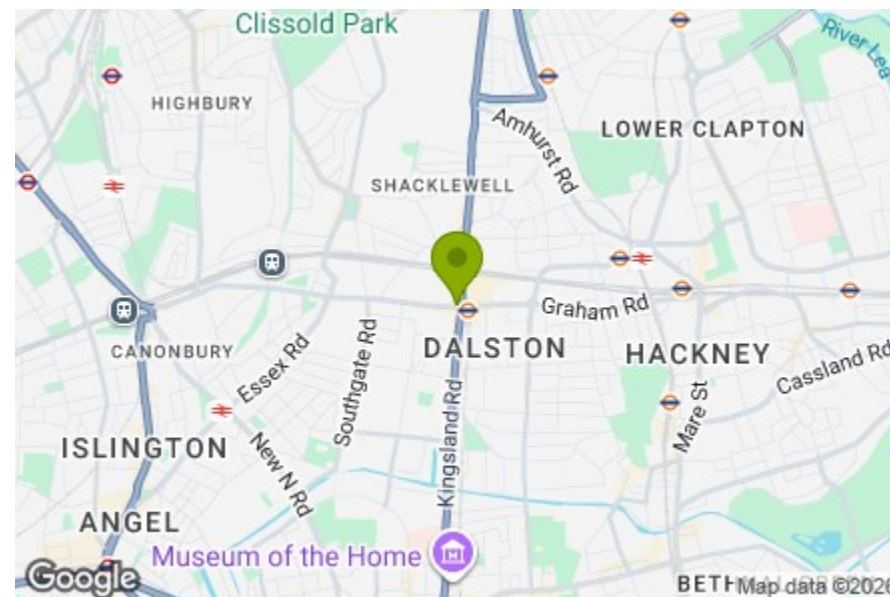
Bedroom
6'6" x 10'4"

Bedroom
11'2" x 12'9"

Bathroom

Total Area: 43.5 m² ... 469 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.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



BALLS POND ROAD, HACKNEY

Offers In Excess Of £450,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedroom Flat
- Second Floor
- Beautifully Presented
- Moments Away from Dalston Junction Station
- Chain Free

Positioned on the second floor of a modern corner building, this beautifully presented two-bedroom flat sits right in the heart of Dalston, moments from Dalston Junction Station and within easy reach of De Beauvoir Town and Newington Green. With independent cafés, much loved restaurants and leafy pockets of green space all close by, it is a home that offers a lovely balance of energy and ease. Offered chain free, it is ready for its next chapter.

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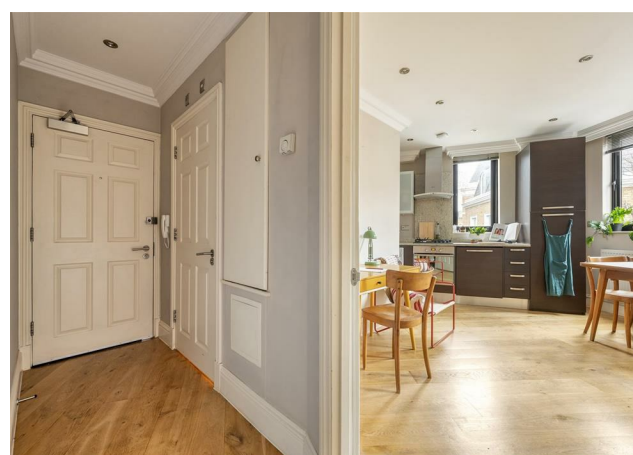
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IF YOU LIVED HERE...

Step inside and you are welcomed by a bright, thoughtfully arranged layout, with warm wood flooring running underfoot and a calm, neutral palette throughout. The heart of the home is the open plan kitchen, lounge and dining space, stretching over 15 feet in length. Large windows draw in plenty of natural light, giving the room an airy feel and framing views across the surrounding rooftops. There is ample space for both a comfortable seating area and a dining table, making it well suited to relaxed evenings in or dinner with friends.

The kitchen sits neatly along one wall, finished in clean, contemporary cabinetry with generous worktop space and integrated appliances. It feels practical and well considered, designed for everyday living without compromising on style.

Both bedrooms are quietly positioned away from the main living area. The principal bedroom is particularly generous, with exceptionally large conservation style timber sash windows and a

dual aspect that draws in light throughout the day. The second bedroom also benefits from the same elegant sash windows, offering a lovely sense of space and natural light, whether used as a guest room, study or nursery. The bathroom is finished in soft, neutral tiling with a full-sized bath and overhead shower, creating a simple, calming space to start and end the day.

WHAT ELSE?

Just a short walk to both Dalston Junction and Dalston Kingsland stations for swift Overground connections across East London and into the city.

Clissold Park and the village feel of Newington Green are both within easy reach, offering open green space and a lovely choice of independent cafés and delis.

Your new locals could include The Scolt Head for relaxed evenings and The De Beauvoir Arms for long Sunday lunches, both close by in De Beauvoir Town.



A WORD FROM THE OWNER.....

"From the very first morning we loved the way the sunshine pours into the dual-aspect bedroom through those generous sash windows. The light is incredible – you wake with the sky and the city, yet the flat feels calm and private thanks to the excellent acoustic build quality. Being among the first owners after its 2011 construction, we've always appreciated how peaceful it is. Step outside and you're moments from Dusty Knuckle pastries, Ridley Road Market, Clissold Park runs, and cocktails in Gillette Square. With Dalston Junction and Kingsland close by, the whole of London is within easy reach. Add in our share of freehold and the strong, long-standing community in the building, and it has been a truly special home "

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