

Total Area: 52.5 m² ... 565 ft²

All measurements are approximate and for display purposes only

Storage

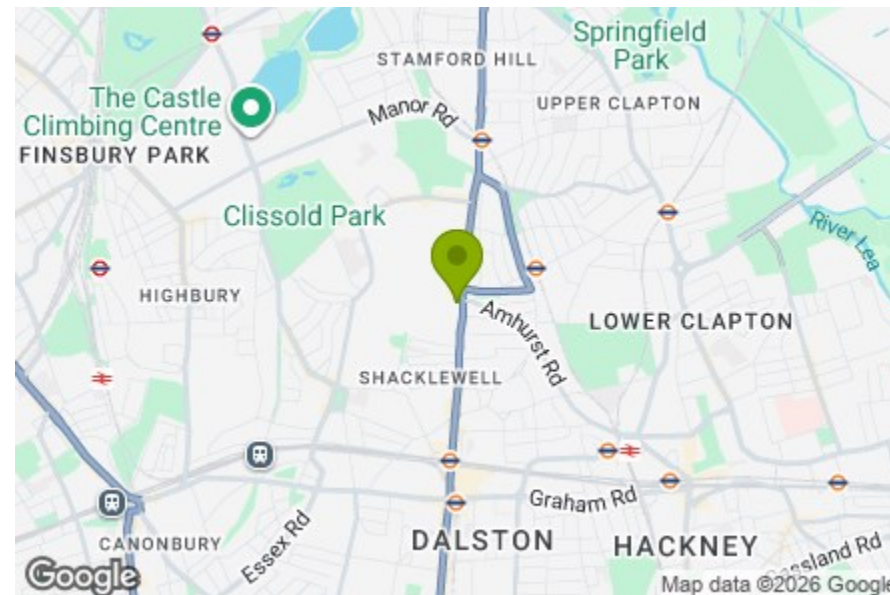
Kitchen/Diner/Reception Room
17'6" x 25'10"

Storage

Shower Room
5'8" x 7'8"

Bedroom
11'6" x 10'8"

Garden
5'3" x 6'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	



BEATTY ROAD, Offers In Excess Of £425,000 Leasehold 1 Bed House



Features:

- Lovely One Bedroom Apartment
- Moments Away from Rectory Road
- Private Patio
- Beautifully Presented
- Moments Away from Stoke Newington High Street
- Moments Away from Stoke Newington Church Street

A beautifully presented one bedroom apartment with a private patio, set moments from Rectory Road and within easy reach of Stoke Newington High Street and Church Street, placing independent cafés, restaurants, shops and everyday amenities close by.

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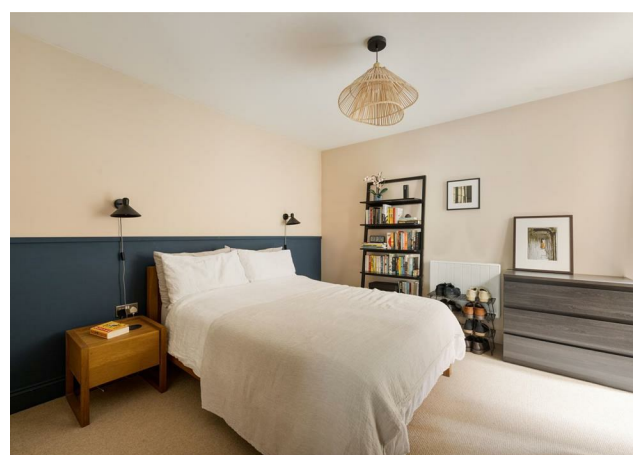
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IF YOU LIVED HERE...

You'd have a calm, thoughtfully arranged home that feels easy to settle into. The main living space is warm and inviting, with a comfortable reception area flowing into a well-designed kitchen and dining space. Soft neutral tones, pale flooring and considered finishes give the apartment a fresh, modern feel, while the layout makes excellent use of the space.

The bedroom is peaceful and neatly presented, with space for freestanding storage and direct access out to the private patio. This tucked away outdoor space is a lovely addition, offering room for a morning coffee, a few pots and plants, or a quiet moment at the end of the day. The bathroom is clean and contemporary, with a walk-in shower and simple, well-kept fittings.

WHAT ELSE?

Rectory Road Overground station is just a short walk away, providing straightforward connections into Liverpool Street and

across East London. Stoke Newington Church Street is nearby, lined with much-loved independent cafés, restaurants, pubs and local shops, while the High Street offers everything needed for day-to-day living. Clissold Park is within easy reach, with its open green spaces, tennis courts, ornamental lakes and popular café making it a favourite local destination throughout the year. Abney Park and the Woodberry Wetlands nature reserve are also close by, offering peaceful walking routes and pockets of greenery within the city. A beautifully presented one bedroom apartment with private outdoor space, ideally positioned to enjoy one of North East London's most established and well-loved neighbourhoods.



A WORD FROM THE OWNER..

"I've loved living in this flat over the last 10 years. The location is perfect, with the amenities of both Stoke Newington and Dalston right on your doorstep.

For a one bed flat it feels really spacious and it's been great to have people over and entertain.

Clissold Park and Hackney Downs are both only a short walk away. There are great independent restaurants and coffee shops on Stoke Newington High St and Church St, and a farmers market 2 minutes walk every weekend.

The flat is also well connected for the area - Rectory Road and Dalston Kingsland overground stations are both easily walkable, and you're right next to bus stops with routes into the City."

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