

Total Area: 52.1 m² ... 561 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Storage

Hallway
9'7" x 4'3"

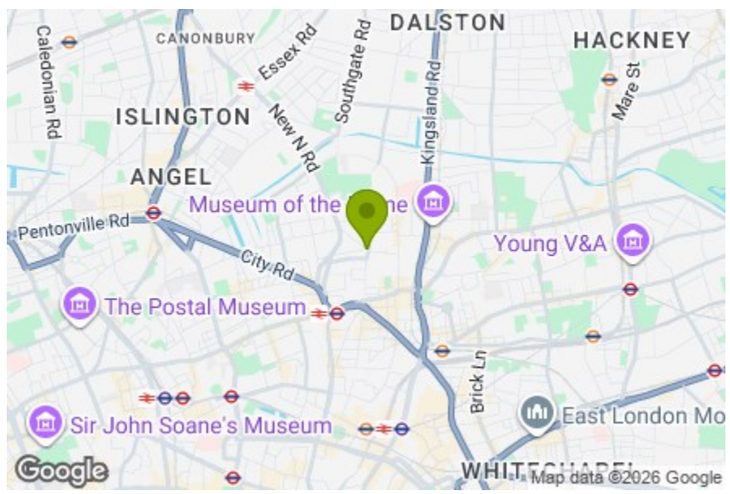
Utility Room
3'2" x 6'7"

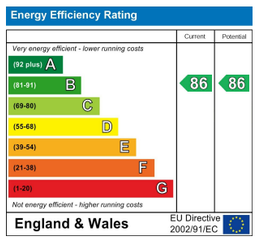
Bathroom
6'9" x 6'6"

Kitchen/Breakfast Room
12'5" x 20'6"

Bedroom
10'10" x 12'4"

Balcony
10'11" x 5'5"





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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@STOWBROTHERS

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BEVENDEN STREET, LONDON

Offers In Excess Of £550,000 Leasehold

1 Bed Apartment

Features:

- Newly Renovated One Bedroom Apartment Located On The First Floor
- Large Communal Gardens and Roof Terrace
- Private Balcony
- Being Sold Chain Free
- A Short Stroll to Old Street Station And Hoxton Station
- Independent Restaurants, Cinema And Cafes On Your Doorstep
- Approx. 561 Square Foot (Excluding Balcony)
- Excellent Condition

This newly refurbished one bedroom apartment with its own private balcony is a quiet retreat from its Shoreditch neighbourhood and has a comfortable sense of space throughout.

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0203 143 1433















IF YOU LIVED HERE...

The building itself is just six years old and has generous communal gardens and a roof terrace, giving you plenty of extra outdoor space without any upkeep of your own. After passing through the entrance hall, you'll walk into a large open living space with floor-to-ceiling windows, perfect for entertaining or relaxing at home. There is ample home working space as part of an in-built, custom desk area, which can be closed to hide it from view after logging off. The living area adjoins a modern kitchen with integrated Bosch appliances complete with a dining area. The double bedroom also features large, floor-to-ceiling windows that lead out onto a private balcony overlooking the church and gardens, and the bedroom itself features plenty of storage space.

The property has benefited from a full refurbishment throughout the apartment this year including full painting, custom-built carpentry and storage solutions and a bespoke media wall (currently including a moveable wine fridge). There is a separate utility space complete with made to measure shelving solutions.

WHAT ELSE?

The apartment faces St John's Church and the gardens, and walks out onto Pitfield Street with its independent restaurants and cafes, the lively George & Vulture pub with its outdoor seating, the Curzon cinema, a local pharmacy and a dry cleaners – all of which are under a 5 minute walk from the front door. The apartment is within easy walking distance of the city, with both Old Street and Hoxton stations a short walk away giving access to the Northern line, National Rail and the Overground for quick and easy access to the rest of London. Shoreditch and Angel, known for their excellent restaurants and bars - are both within walking distance for evenings out without the apartment itself being on a noisy road.



A WORD FROM THE OWNER...

"We've absolutely loved making this flat our home over the past seven years, and it's going to be sad to say goodbye. It has been the perfect place to enjoy everything that makes living in central London amazing We can walk into work every morning The flat has a large, open living space which is great for hosting friends or for having a quiet night in. Within a short walk, we have all the shops, bars and restaurants of Shoreditch and Angel. Our street itself has a Curzon cinema, a fantastic pub which makes amazing oven-fire pizza, independent cafes, a pharmacy and a dry cleaner. There is so much to do in the area and yet our flat is so quiet as it looks onto a quiet residential street with the church gardens opposite. Sitting out on the balcony in summer doesn't feel like you are less than 5 minutes from the centre of Shoreditch! The building itself has a great sense of community and our neighbours are always happy to lend us something or help taking deliveries. We have Old Street and Hoxton stations both under a 10 minute walk away, giving access to the Northern line, the national rail and the overground so that we can be in the west end in about 20 minutes. We've recently refurbished the entire flat, so it feels fresh and ready for its next chapter. It's been the most perfect place to spend our 20s, but it's time for us to move to somewhere a little bigger for our own family, and we hope the next owner gets as much enjoyment out of our flat and central London as we have."

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