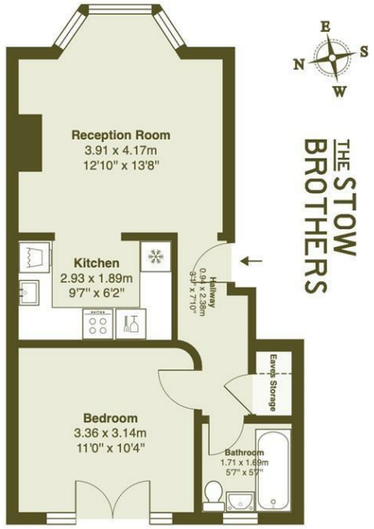


Ground Floor

Total Area: 40.1 m² ... 432 ft²

All measurements are approximate and for display purposes only

Hallway
2'11" x 7'9"

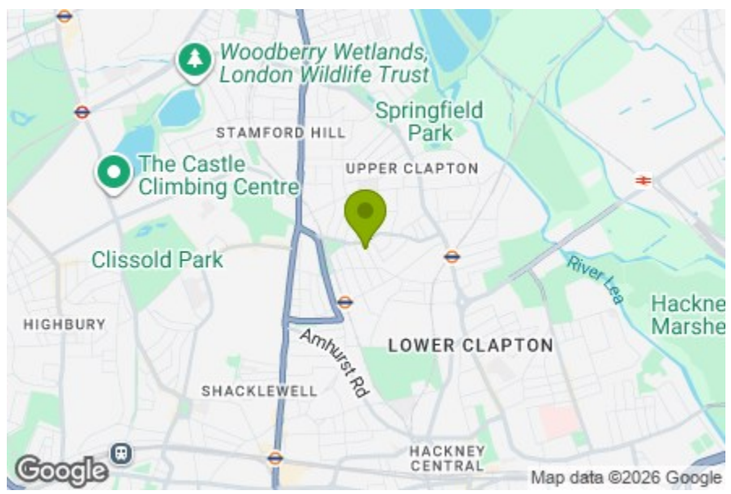
Reception Room
12'9" x 13'8"

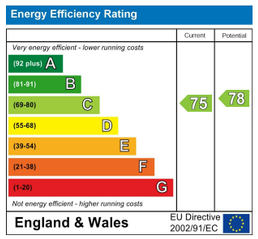
Kitchen
9'7" x 6'2"

Bedroom
11'0" x 10'3"

Bathroom
5'7" x 5'6"

Eaves Storage





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NORCOTT ROAD, HACKNEY

Offers In Excess Of £400,000 Share of Freehold

1 Bed Apartment - Conversion

Features:

- One Bedroom Flat
- Period Conversion
- Quiet Tree Lined Street
- Excellent Condition
- Share Of Freehold
- Great Storage

Set on a quiet, tree-lined street, this beautifully presented one bedroom period conversion combines original character with thoughtfully finished interiors. With a bay-fronted reception, excellent storage and a long lease, it's a lovely home in a well-connected residential setting.

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IF YOU LIVED HERE...

You'll find a bright and inviting reception room, where a large bay window draws in natural light and a decorative fireplace brings plenty of character. The room has been thoughtfully styled, with soft neutral walls, warm wooden flooring, a deep green sofa and bespoke-looking alcove shelving painted in a rich blue. There's ample room to relax and entertain, while the adjoining kitchen has crisp white cabinetry, dark worktops and integrated cooking appliances, creating a practical space that sits comfortably alongside the living area.

The bedroom has a lovely sense of calm, with soft pink walls and fitted wardrobes providing excellent storage without taking up valuable floor space. A generous window brings in daylight, while the warm finishes make the room feel particularly inviting. Across the hallway, the bathroom features white metro tiling, dark floor tiles and a bath with shower overhead. There's also useful eaves storage accessed from the hallway, providing a welcome place for those everyday essentials you'd rather keep tucked away.

Throughout, the apartment has been carefully maintained, with a pleasing mix of period details and contemporary touches.

WHAT ELSE?...

- The surrounding residential streets offer a peaceful setting, with attractive period homes and mature trees adding to the neighbourhood's character.

- The wider Hackney and Stoke Newington area is known for its independent cafés, neighbourhood pubs and restaurants, with plenty of places to explore at the weekend.

- Stoke Newington Church Street is home to local favourites including The Good Egg, Escocesa and Finks, alongside independent shops and coffee spots.

Clissold Park and Abney Park offer plenty of green space for walking, running and spending time outdoors, while Hackney Downs is another popular local spot.



A WORD FROM THE OWNER...

“This flat has been the perfect first home for us, and we’ll be genuinely sad to hand over the keys.

What surprised us most when we moved in was how quiet it is. Norcott Road feels tucked away and peaceful, with a lovely village feel, yet you’re moments away from everything. Rectory Road and Clapton stations are both just a few minutes' walk, and a short bus ride to both Dalston stations. Church Street is very close, with its pubs, cafés and independent shops an easy stroll away.

It's the kind of street where neighbours actually know each other. The highlight of our years have been the annual street party, when everyone comes out, local DJs play, and the whole road turns into one big gathering. Then there's Londis N16, the much-loved corner shop that's become a bit of a local legend.

We’ve been spoilt for green space too. Stoke Newington Common is on the doorstep, and Hackney Downs, Clissold Park and Abney Park are all close by,

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