



Kitchen/Dining/Reception Room  
17'1" x 26'7"

Bathroom  
6'0" x 6'5"

Bedroom  
9'11" x 8'2"

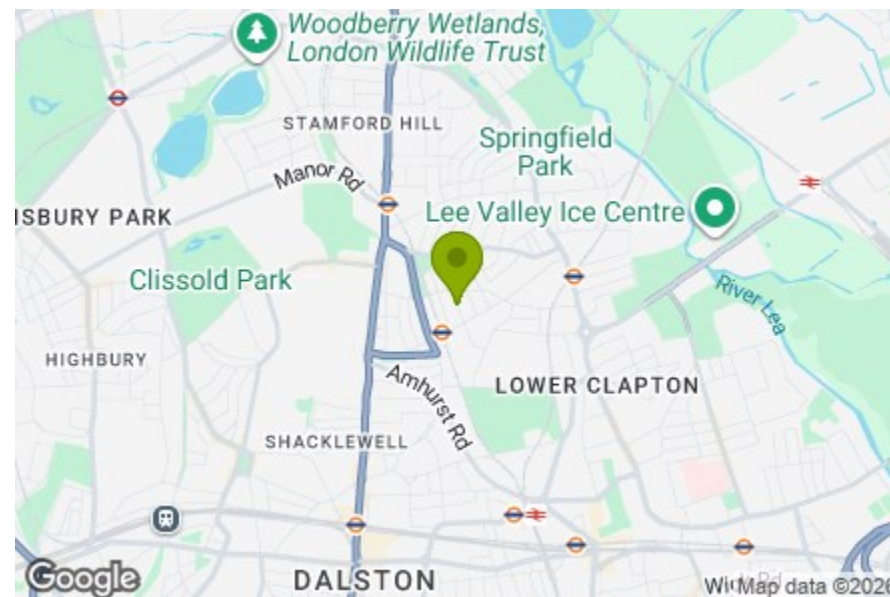
Bedroom  
10'0" x 11'8"

First Floor

Second Floor



Total Area: 77.1 m<sup>2</sup> ... 830 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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	



## BENTHAL ROAD, HACKNEY

Offers In Excess Of £650,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Flat
- Arranged Over Two Floors
- Beautifully Presented
- Victorian Conversion
- Moments Away from Rectory Road Station
- Over 825 sq.ft

Positioned on a quiet residential stretch of Benthall Road, this beautifully presented two bedroom flat is arranged over two floors within a charming Victorian conversion. Moments from Rectory Road Station and within easy reach of Stoke Newington's independent high street, it offers over 825 sq. ft. of thoughtfully configured living space in one of Hackney's most loved pockets.

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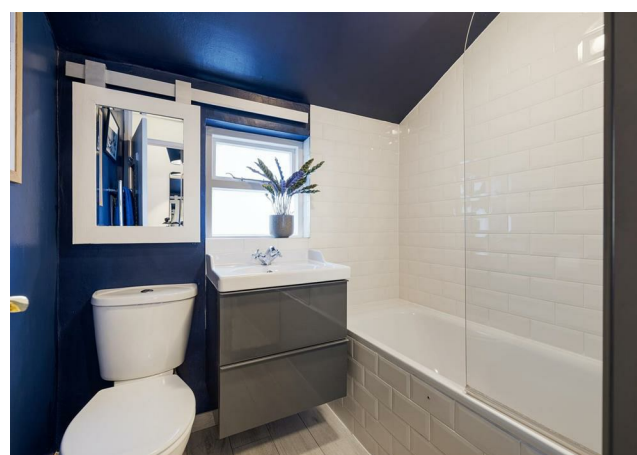
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### IF YOU LIVED HERE...

Step inside via your own entrance and head up to the first floor, where the principal bedroom sits quietly on its own level. A well-proportioned double, it feels calm and settled, with comfortable space for wardrobes and additional storage. The separation from the main living space above gives it a tucked away feeling, ideal for switching off at the end of the day.

Continue upstairs and the home opens out into a generous kitchen, dining and reception room stretching to more than 26 feet in length. Large windows draw in plenty of natural light, enhancing the warm wood flooring and considered palette throughout. The kitchen is neatly arranged with sleek cabinetry and ample worktop space, while the proportions allow for a proper dining table and a relaxed seating area. It is a sociable, easy space designed with everyday living in mind.

The second bedroom is another comfortable double, offering flexibility as a guest room, workspace or creative studio. The

bathroom is finished in a simple, contemporary style, complete with a bath and overhead shower. Beautifully maintained and ready to move into, the overall feel is warm and inviting, with thoughtful design choices throughout.

### WHAT ELSE?

Two separate loft spaces provide excellent additional storage, one boarded with a built in ladder above the kitchen and another accessed from the hall.

Close to Kingsland Road in Dalston, known for its independent restaurants, live music venues and late night spots. Just moments from Church Street in Stoke Newington, where you'll find independent bookshops, wine bars and delis, along with the much loved Hackney Flea when it pops up.

Only a short walk to Rectory Road Station for direct Overground services into Liverpool Street, making journeys into the City simple and reliable. Stoke Newington and Clapton stations are also within easy reach for alternative routes across East London.



### A WORD FROM THE OWNER...

"We've loved living here for the past five years. The street is quiet and feels tucked away, but you're still close to everything you need day to day.

Bake Street at the end of the road is our go-to for coffee, cakes and great hot food, and we're regulars at Calong, a small Korean-British restaurant nearby that's perfect for a relaxed, really tasty meal. Church Street and Kingsland Road are both within easy reach, with plenty of independent shops, bars and new places opening often enough to keep things interesting.

There's no shortage of green space either. Hackney Downs and Clissold Park are close by, and Abney Park is our favourite - especially on a warm day when you can wander in the shade with the dog and forget you're in London.

Rectory Road makes getting into the City straightforward, which has been ideal for work.

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