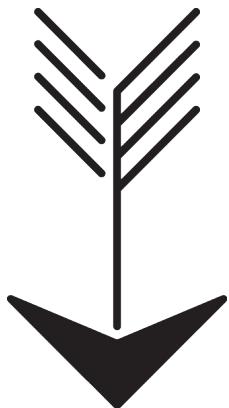


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	81
EU Directive 2002/91/EC			

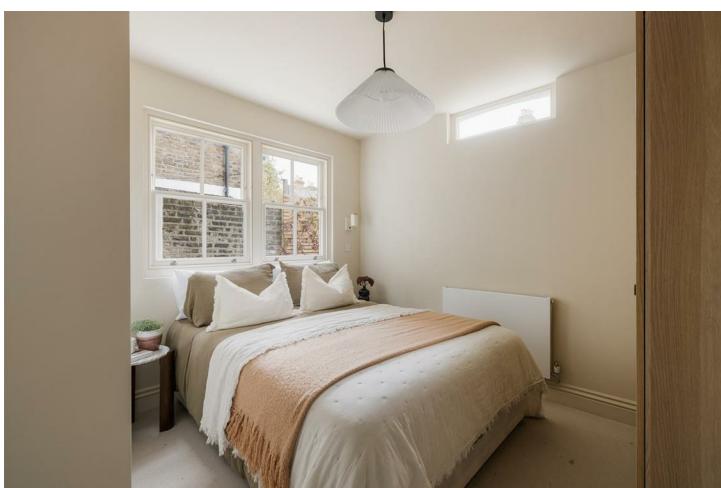




Features

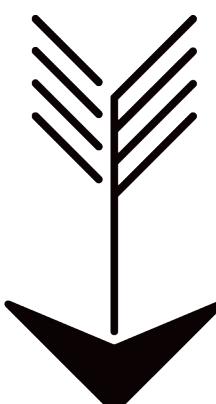
- Three Bedroom Victorian Conversion
- Arranged Over Two Floors
- Private Rear Garden
- Family Bathroom (with under floor heating) and Ensuite
- Approx 927 Square Foot
- Beautifully Appointed Throughout
- Boiling tap in Kitchen with filtered water & Bosch appliances
- Double glazed wood sash windows

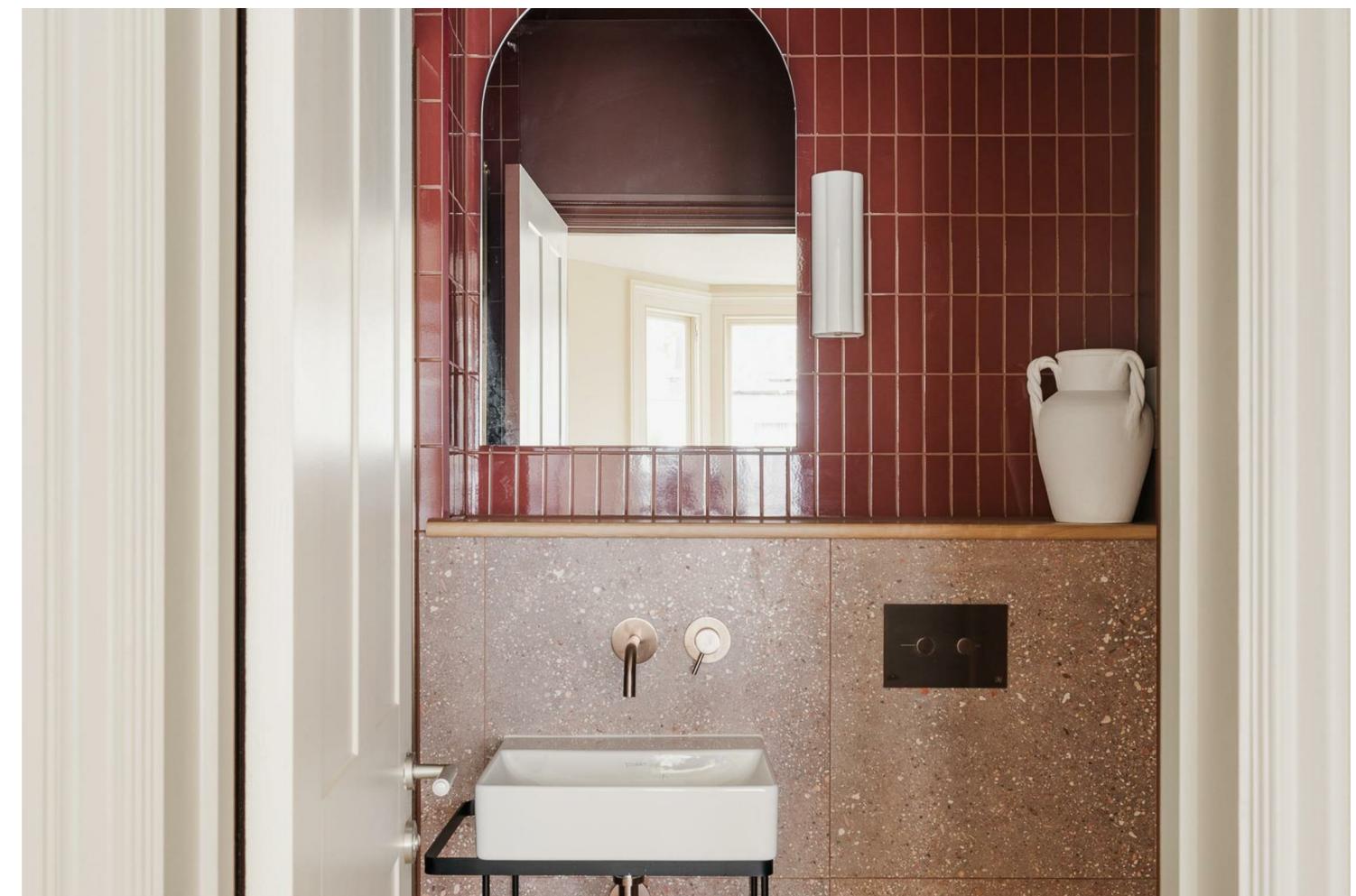
This elegantly configured Victorian conversion offers three well-proportioned bedrooms set across two thoughtfully designed floors, creating a home that feels both generous and superbly balanced. A private rear garden extends the living space outdoors. The family bathroom, complete with underfloor heating, is complemented by a refined ensuite, enhancing everyday comfort. With approximately 927 square feet to enjoy and a finish that feels carefully considered throughout, the property presents an appealing blend of character and contemporary ease.



WHAT ELSE?
Rectory Road Station is just a seven-minute walk away, offering quick links into central London. You'll also find plenty of bus routes nearby, providing easy connections across Stoke Newington, Dalston and the wider Hackney area, making day-to-day travel wonderfully straightforward.

Stoke Newington offers a lively blend of independent shops, friendly cafés and leafy green spaces, all within easy reach of the home. Stoke Newington High Street is close by, with spots such as 215 Hackney Café & Brunch and La Rosetta adding plenty of everyday appeal. Church Street brings an eclectic mix of places to eat and drink, from The Blue Legume and Rasa to the characterful Auld Shillelagh. Both Hackney Downs Park and the expansive Clissold Park provide generous areas for walks, fresh air and easy afternoons outdoors. The area is also well served by schools, including the outstanding Northwold Primary School just five minutes away.







→ IF YOU LIVED HERE...

The home presents a handsome period façade, with warm brickwork and tall sash windows lending a quiet elegance to the frontage. Decorative detailing adds a gracious welcome and sets the tone for what lies within.

Inside, the upper ground floor hallway links the two bedrooms on this level and leads down to the lower ground floor. The reception room unfolds with a soothing, easy atmosphere, where soft daylight pours through a trio of windows and settles across the warm flooring. The built-in cabinetry forms an attractive focal point, bringing together display shelving and hidden storage in a way that feels both refined and wonderfully practical. With its generous proportions and soft, understated palette, the room carries an inviting, effortless calm.

Flowing onwards, the kitchen/diner balances muted cabinetry, textured tiles and a chequered floor to create a space that feels cohesive and quietly expressive. A built-in bench shapes a welcoming dining nook, while the glazed door draws the eye through to the garden, enhancing the sense of openness.

Outside, the garden continues the home's considered approach. A paved terrace sits just beyond the kitchen/diner, ideal for outdoor meals or a quiet moment, while a neat stretch of lawn is framed by young planting.

Also on the lower ground floor, a peaceful bedroom enjoys natural light from two windows and a subtle finish. Nearby, the bathroom pairs soft green tones with crisp tiling, creating a refreshing, tranquil space.

Returning upstairs, the front bedroom feels bright and welcoming, centred around a lovely bay window. Its ensuite introduces a moody, luxurious contrast with deep tones and a softly diffused shower. The rear bedroom completes the home with a relaxed, restful feel.

