

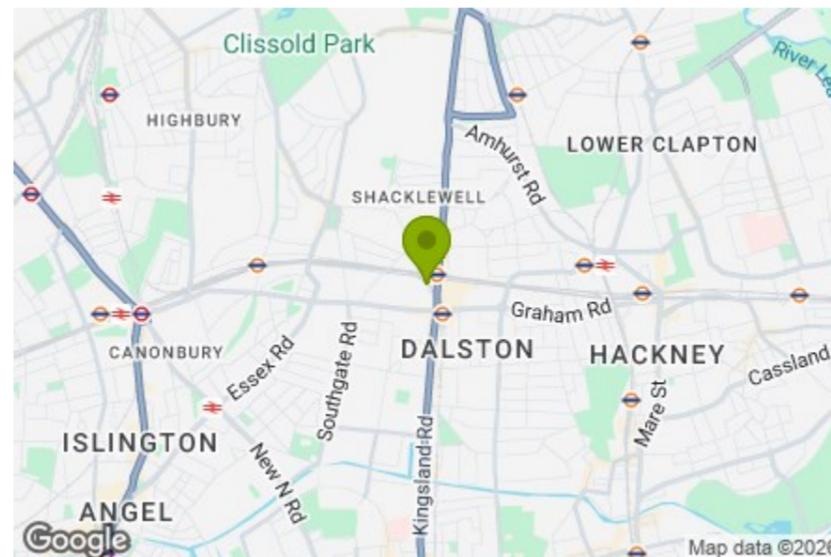
Kitchen/Lounge/Diner
10'5" x 27'5"

Bedroom
9'0" x 12'7"

Bathroom
7'2" x 6'9"

Total Area: 51.9 m² ... 558 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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	



BOLEYN ROAD, HACKNEY

£400,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Apartment
- In the Heart of Dalston
- Second Floor
- Communal Terrace
- Moments Away from Dalston Kingsland Station
- Moments Away from Dalston Junction Station

Set in the heart of Dalston, this second-floor one-bedroom apartment places you right at the centre of one of East London's most energetic neighbourhoods. Well positioned within a modern building, it offers a balanced combination of private living and shared amenities, including access to a communal terrace. Both Dalston Kingsland and Dalston Junction stations are just moments away, making daily travel and weekend plans effortlessly convenient. The location is ideal for those who enjoy having a wide mix of cafés, restaurants, markets, and cultural spots on their doorstep, with the apartment positioned comfortably above the buzz of the surrounding streets.

REQUEST A VIEWING
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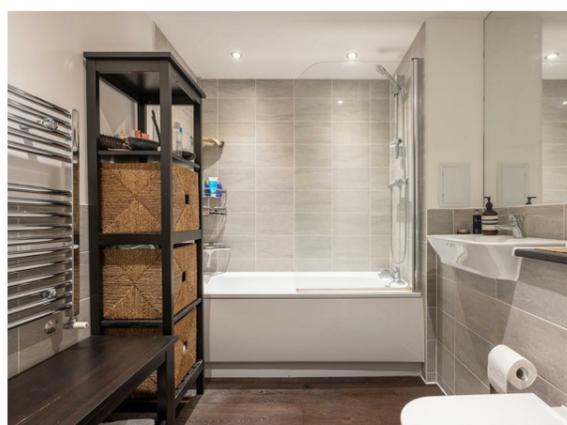
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IF YOU LIVED HERE...

The building presents a strong contemporary street presence, defined by clean architectural lines and a warm brick façade. Set confidently on the corner, it has a distinctive look that sits naturally within its surroundings and makes an immediate impression from the street.

Inside, the second-floor home unfolds in a considered and cohesive way. A welcoming hallway offers clear lines of sight through the apartment, with comfortable room for additional furniture or décor, creating a relaxed transition between rooms. The kitchen, lounge, and dining area come together as a generous, well-balanced setting, designed to support both everyday routines and entertaining. Glazed doors open onto a Juliette balcony, drawing in natural light and strengthening the connection to the outside.

The bedroom is a peaceful place to unwind, finished in soft tones and enjoying a generous window that enhances the sense of ease. A built-in wardrobe provides discreet storage, keeping the room feeling thoughtfully composed. The bathroom continues the contemporary theme, finished in neutral tiling with a layout that feels carefully arranged, anchored by a full-sized bath with an overhead shower. Residents also benefit from access to a well-maintained communal garden terrace, nicely laid out with lawned areas and seating. Framed by the surrounding buildings, it offers an inviting outdoor setting that lends itself to both laid-back afternoons and easy social gatherings.

You're surrounded by a wide selection of places to dine, drink and be entertained. Set among one of Hackney's most characterful neighbourhoods, the area offers an engaging mix of places to eat, drink and unwind. Along Dalston Kingsland High Street, you'll find everything from casual cafés such as Chaiwala for tea and light bites to a local cinema for easy evenings out. House of MoMo is close by, known for its Nepalese dumplings and relaxed, informal dining. Dalston Eastern Curve Garden offers a welcome green retreat with a community café and regular cultural events, while Ridley Road Market brings colour and energy through its mix of produce, antiques and global street food. Live music draws crowds to The Shacklewell Arms, and a little further afield, London Fields and Hackney Downs Park provide wide lawns, sports facilities and the popular lido.

WHAT ELSE?

Well connected for travel across London, Dalston Kingsland Station is a two-minute walk away, offering Overground services towards Stratford, Richmond and Clapham Junction. Dalston Junction Station is four minutes on foot, with additional Overground routes via Shoreditch and Highbury. Hackney Downs Station is around a 15-minute walk, providing direct services into Liverpool Street.



A WORD FROM THE EXPERT...

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart".

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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