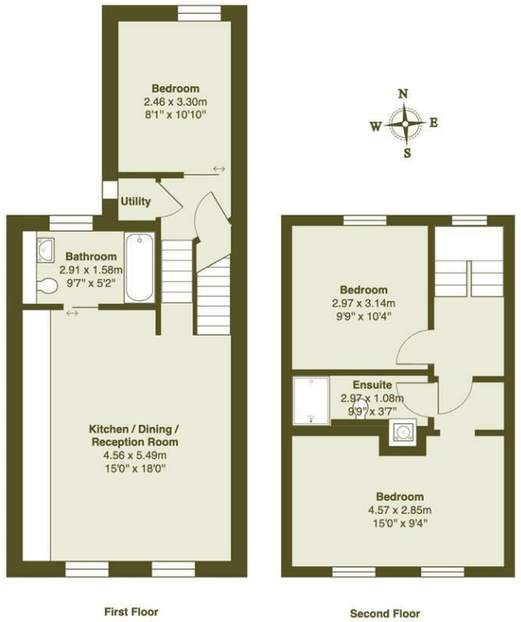


Total Area: 78.8 m² ... 849 ft²

All measurements are approximate and for display purposes only

Kitchen/Dining/Reception Room
14'11" x 18'0"

Bathroom
9'6" x 5'2"

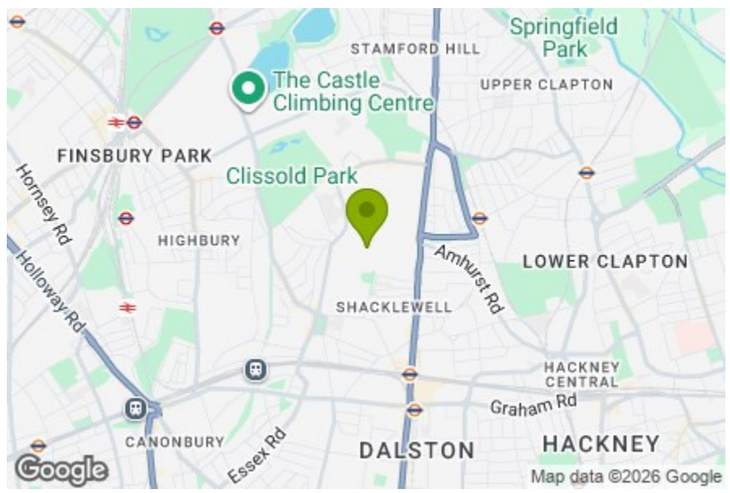
Utility

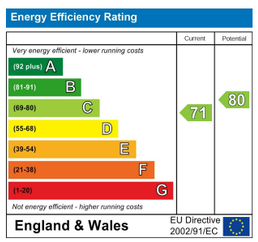
Bedroom
8'0" x 10'9"

Bedroom
14'11" x 9'4"

Ensuite
9'8" x 3'6"

Bedroom
9'8" x 10'3"





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E17 & E10
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OSTERLEY ROAD,

Offers In Excess Of £775,000 Leasehold
3 Bed Flat

Features:

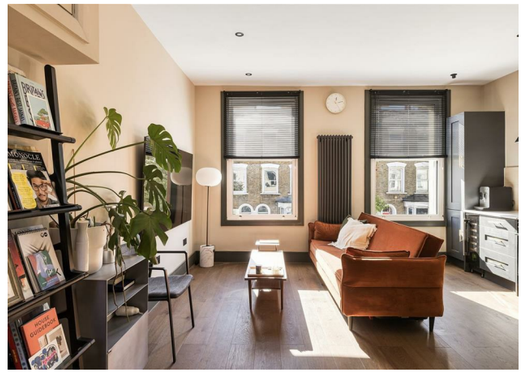
- 3 Bedroom Flat
- Split Level Period Conversion
- Two Bathrooms
- Circa 850 sqft
- Excellent Location
- Beautifully Presented

A beautifully designed three-bedroom, split-level period conversion in a prime Stoke Newington location, offering stylish interiors, considered design and a clever layout across two floors. Highlights include a spacious open-plan living area, two bathrooms, a separate utility area and plenty of storage. With contemporary finishes throughout, this is a home that makes excellent use of its 849 square feet.

Set within easy reach of Stoke Newington Church Street, Dalston, Finsbury Park and Lower Clapton, you'll have an ever-evolving choice of independent eateries, pubs and music venues close by. Rectory Road Overground is also within easy reach, making journeys into the City and across London straightforward.

REQUEST A VIEWING
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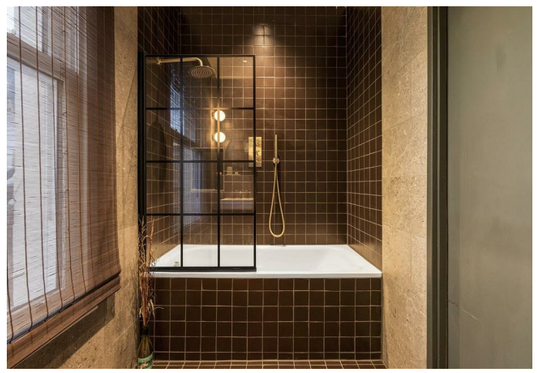


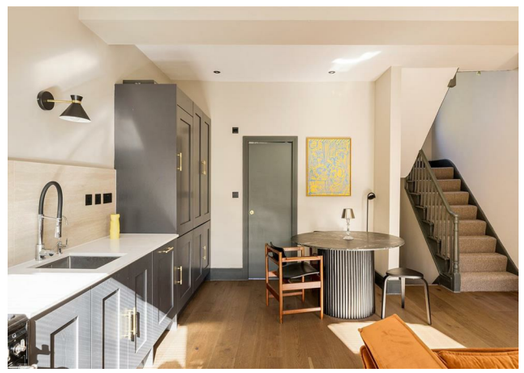












IF YOU LIVED HERE...

From the street, this handsome period terrace makes a lovely first impression, with its traditional facade, elegant arched doorways and classic sash windows. Step inside, though, and you'll find a home that feels distinctly contemporary, with carefully chosen finishes and a stylish, modern aesthetic.

Your main living space is a real highlight. Arranged around an open-plan kitchen, dining and reception room, it offers plenty of room to cook, relax and entertain without compromising on style. Dark units, sleek worktops and polished flooring create an elegant feel, while large windows draw in plenty of natural light. The separate utility area is a welcome practical addition, helping to keep the main living space uncluttered.

Also on this floor, you'll find a well-proportioned double bedroom. The bathroom sits conveniently nearby, with a bath tub, stylish black fittings, striking tiling and a clean, contemporary finish.

Upstairs, two further bedrooms provide excellent options for sleeping or working. An ensuite shower room adds an extra touch of convenience to the larger of the two, and it's just as polished as the one downstairs.

Step outside and discover some of East London's most-loved spots on your doorstep. Enjoy live music and late nights at The Shacklewell Arms and EartH (Evolutionary Arts Hackney), cocktails at High Water London, or dinner at Corrochio's and La Rosetta N16. For chilled mornings, local favourites like Esters and The Dialogue Cafe are both nearby, while Stoke Newington Church Street's independent shops and coffee shops are within easy reach.

WHAT ELSE?

- Despite the vibrant energy of the neighbourhood, there's an impressive amount of green space nearby. Clissold Park, famous for its deer, is a short stroll away.
- Transport connections are excellent. Rectory Road Overground is just a short stroll away for swift access into Liverpool Street, while nearby Stoke Newington and Dalston Kingsland stations provide additional convenient routes across London. There are also plenty of reliable bus connections along Evering Road and Stoke Newington High Street.
- Fitness options are plentiful, with nearby facilities such as Instagym and Clissold Leisure Centre, as well as plenty of green space close at hand for running, walking or outdoor workouts.



A WORD FROM THE OWNER...

"As an interior designer, I approached this home as a complete design project rather than simply a renovation. Every detail was carefully considered — from the proportions and flow of the rooms to natural light, art placement, materials and layered lighting throughout.
Beyond the finishes, a significant amount has been invested in the infrastructure of the home. It has been fully rewired, with new double-glazed windows, a high-spec Bosch boiler and 300L hot-water cylinder providing excellent water pressure, even with simultaneous use. A whole-home water softener, filtered drinking-water tap and integrated waste disposal were also installed to make everyday living easier.

The split-level layout creates a wonderful sense of space and separation. The first-floor room with large sliding doors is particularly flexible and can work as a bedroom, study, TV room or entertaining space. Generous ceiling heights add to the feeling of space, while the bathrooms were designed to feel more like a boutique-hotel spa, with carefully selected tiles, brassware and solid-stone terrazzo basins.

It is a home where aesthetics, practicality and long-term quality were considered together — not just designed to look beautiful, but to be genuinely enjoyable and effortless to live in."

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