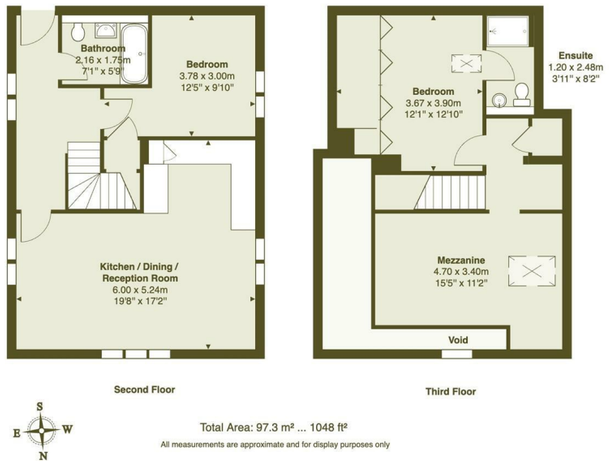


Kitchen/Dining/Reception Room
19'8" x 17'2"

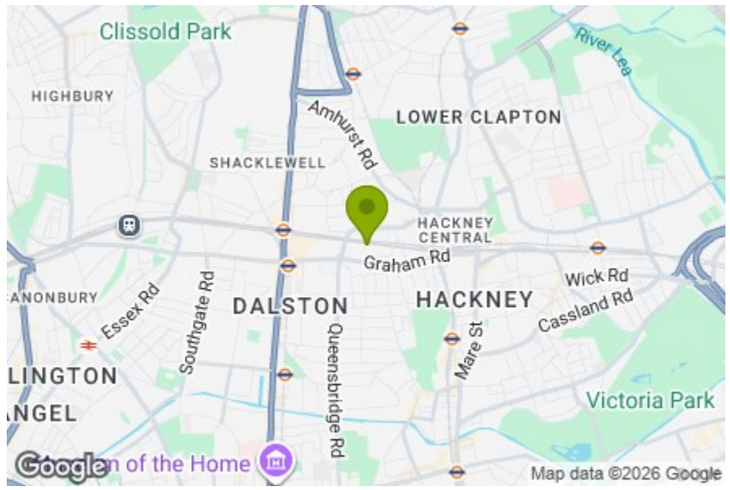
Bedroom
12'4" x 9'10"

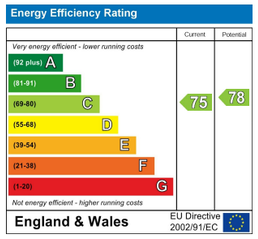
Bathroom
7'1" x 5'8"

Bedroom
12'0" x 12'9"

Ensuite
3'11" x 8'1"

Mezzanine
15'5" x 11'1"





E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
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RITSON ROAD, DALSTON

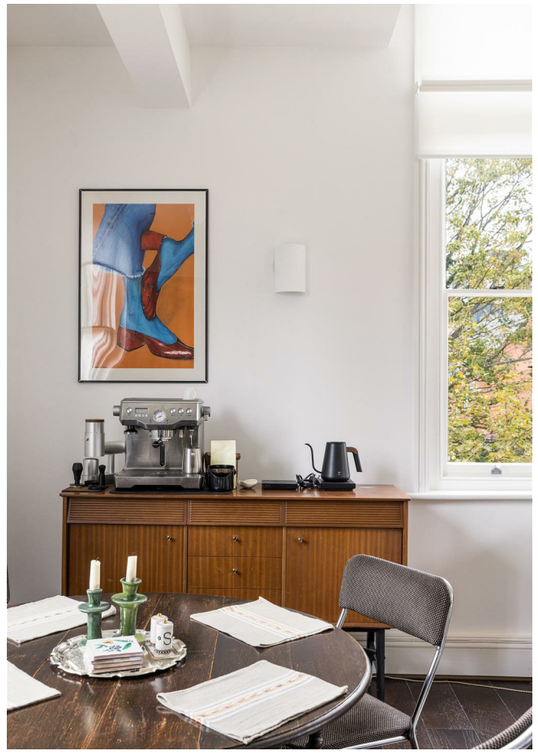
Offers In Excess Of £800,000 Leasehold
2 Bed Apartment - Conversion

Features:

- Two Bedroom Apartment
- German Hospital Conversion
- Circa 950 sqft
- Excellent Location
- Grade II Listed
- Split Level

Set within the Grade II listed former German Hospital in Hackney, this characterful two bedroom apartment combines historic architecture with contemporary interiors. Arranged over two levels and offering approximately 950 square feet of living space, the property is close to London Fields, Dalston, the independent shops, cafés and restaurants of Kingsland Road and Hackney's Mare Street.

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0208 520 3077















IF YOU LIVED HERE...

The second floor opens into a generous open-plan kitchen, dining and reception room, where high ceilings, large sash-style windows and dark timber flooring create a bright living space. The kitchen features deep blue cabinetry, poured concrete worktops and integrated appliances, with plenty of room for dining and relaxing. Period proportions and contemporary finishes work particularly well together.

Also on this level is a spacious double bedroom, with a large window overlooking greenery. Soft neutral walls and dark flooring give the room a calm feel, while the family bathroom features a bath with shower overhead and contemporary fittings.

Upstairs, the third floor offers a second bedroom with fitted wardrobes, a skylight and its own ensuite shower room. A separate mezzanine overlooks the living space below, with exposed timber beams and natural light from the roof windows. Currently arranged as a home office, this versatile space could equally serve as a creative studio or an additional lounge area with space for overnight guests.

WHAT ELSE?

- Dalston Kingsland, Dalston Junction and Hackney Central stations are nearby, offering convenient Overground connections across all of London, with links towards Liverpool Street (Underground Lines and National Rail), Whitechapel (Elizabeth Line), Highbury and Islington (Victoria Line) and Stratford (Underground Lines and National Rail)
- You're surrounded by Hackney favourites, from the independent cafés and restaurants of Mare Street to Broadway Market, London Fields and its Lido. Green spaces including London Fields and Hackney Downs Park is also close by for weekend walks and time outdoors.
- The neighbourhood has a strong community feel, with independent shops, local markets and cultural spaces nearby, alongside well-regarded schools, including Mossbourne Community Academy and London Fields Primary School.



WORD FROM THE OWNER...

"What makes this apartment so special is the combination of its history, architecture and location. Set within the beautifully converted Victorian German Hospital, it has a real sense of character and heritage, yet feels wonderfully contemporary.

The double-height windows flood the apartment with natural light, while the mezzanine level and open-plan living space give it a distinctive loft-like feel. It's a peaceful retreat within a gated development.

And then there's Dalston itself — one of London's most vibrant and creative neighbourhoods, with an incredible mix of independent restaurants, cafés, bars and cultural spaces. You're moments from all that energy, yet the apartment feels surprisingly calm and tucked away.

For me, it's that contrast that makes it so special: a unique home full of character, right in the heart of one of London's coolest neighbourhoods."

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