



Bentley Road, Hackney, London **NI**

Bentley Road, Hackney, London N1

An exceptional three bedroom apartment located in Colour House, once the headquarters of Old Leyland Paints, on Bentley Road. Meticulously transformed into apartments, the development retains its industrial character and features contemporary living.

Upon entering the building, you will be greeted by a set of Crittall doors that open to a double-height entranceway. The building is equipped with a lift that provides access to all floors, and the communal mezzanine space offers seating areas for residents to enjoy. The property offers over 950 sq ft of internal living space and is situated on the top floor.



Guide price: £1,000,000

Tenure: Leasehold: approximately 121 years remaining

Service charge: £4,500 per annum

Ground rent: £700 per annum, reviewed every 10 years

Local authority: London Borough of Hackney

Council tax band: E



Additional information

We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.

Please note that we have been unable to confirm the date of the next review for service charge and ground rent. You should ensure that you or your advisors make your own inquiries.

Location

Bentley Road is within easy reach of the independent shops, cafes, restaurants and pubs of Dalston and Newington Green; The Dusty Knuckle, Jolene, Three Sheets and Brilliant Corners are neighbourhood favourites.

There are several green spaces nearby; Hackney Downs, Highbury Fields, and Clissold Park, with its tennis courts, cafe, beautiful lakes, and resident deer, are local favourites. Regent's Canal is within easy reach, providing a gateway to the rest of London. The shops, galleries and restaurants of Shoreditch are also close at hand.

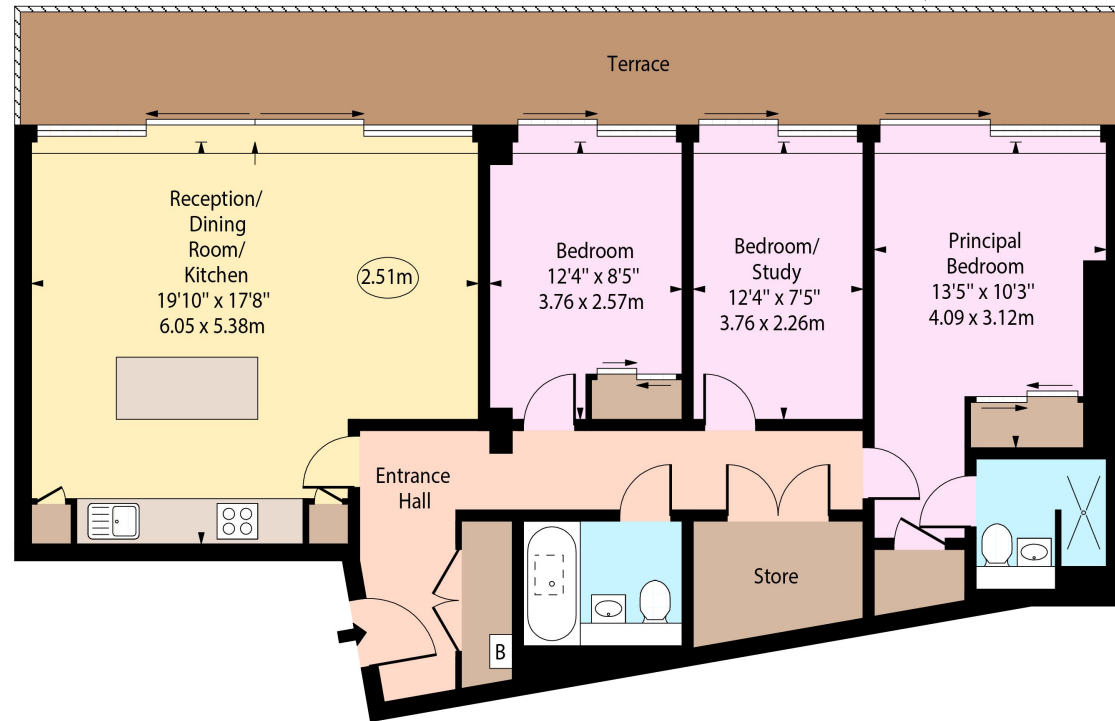
Dalston Junction, Dalston Kingsland and Canonbury stations are all within easy reach and run Overground services to Highbury & Islington, Shoreditch and Stratford.





Colour House, Bentley Road, N1

○ - Ceiling Height



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Third Floor

Approx Gross Internal Area 975 Sq Ft - 90.58 Sq M

For Illustration Purposes Only - Not To Scale

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knightfrank.co.uk

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Sebastian Toy

+44 20 3657 7348

sebastian.toy@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2023. Photographs and videos dated November 2023.

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