



**COLOUR HOUSE, BENTLEY ROAD, LONDON, N1
OFFERS IN EXCESS OF £500,000 LEASEHOLD**

**A BRIGHT AND BEAUTIFULLY PRESENTED ONE BEDROOM
APARTMENT IN A GRADE II WAREHOUSE CONVERSION 0.1
MILES TO DALSTON JUNCTION STATION**

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DESCRIPTION:

Set within the sought-after Colour House, this striking Old Leyland Paints headquarter was transformed into modern apartments in 2020 and is a beautifully designed one-bedroom apartment that offers stylish, contemporary living in the heart of Hackney.

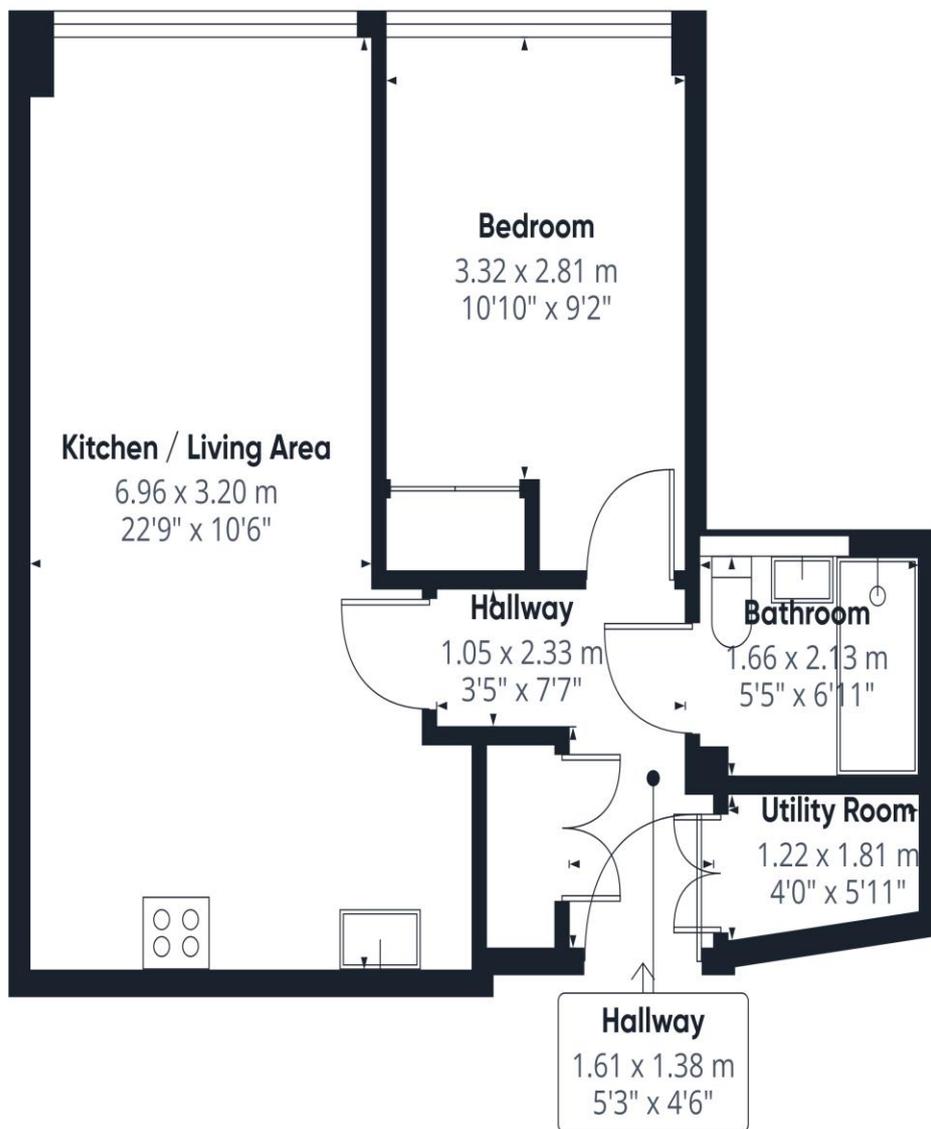
Standing at 545 sq. ft., the property combines industrial character and modern living through curated material of concrete, oak and steel, large double glazed critter windows, under floor heating, air conditioning, and two storage units. The impressive open-plan kitchen and living space spans nearly 23 ft and is filled with natural light through the large factory-style South facing windows. Polished concrete-style flooring, exposed structural details and clean lines give the home a modern loft aesthetic, while the bespoke kitchen features wood-grain cabinetry, sleek matte black fittings, integrated appliances and a generous island with breakfast seating. The bedroom offers fitted wardrobes, soft tones and a large double glazed window framing rooftop views. The bathroom has been finished to an exceptional standard, offering a luxurious walk-in rainfall shower, contrasting black hardware, concealed mirrored storage and high-quality tiling throughout.

Colour House sits moments from an array of bars, cafés, restaurants and creative workspaces that define the Hackney lifestyle. Residents have superb transport connections with Dalston Junction 0.1 miles away, Dalston Kingsland 0.2 miles away, and Haggerston Overground 0.6 miles away, as well as frequent bus routes connecting quickly into Shoreditch, Angel and the City. London fields is also only 0.9 miles away.

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GLA^m
50.69 m²
545.62 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL250307>

Tenure: Leasehold

Term: 119 year and 8 months (Subject to change)

Service Charge: £2944 per annum (approx.)

Ground Rent: £400 Annually (Subject to review)

Council Tax Band: Band C – Hackney Council

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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