

# Easthaus



-  Offers In Excess of £685,000
-  Apartment
-  2 Bedrooms
-  1 Bathroom
-  Circa 800 sqft

## The German Hospital, Ritson Road, Hackney, E8

A well presented two-bedroom apartment with generous ceiling heights and a large, private wrap-around terrace, set within the iconic Grade II listed German Hospital, located in a tranquil spot off Graham Road and Dalston Lane in the heart of Hackney.

This cool apartment offers a contemporary design set within historical grandeur. Occupying a prime position within the landmark (old) German Hospital - a beautiful red-brick Victorian building with a grand entrance vestibule, tended gardens and residents parking; the property is defined by its bright south and west dual aspect, modern interiors and remarkable private outdoor space.



# Easthaus



Solid wood floors run throughout, connecting the home and maximising the feeling of space. The soul of the home is the open plan living, kitchen, and dining area with south and east dual aspects. The kitchen is both functional and aesthetically pleasing, featuring bold yellow cabinetry, a mix of integrated appliances and a freestanding fridge/freezer, ample workspace and a large sink framed by two wood framed double glazed sash windows.

The main bedroom is a peaceful retreat, characterised by its clean white walls and large sash windows dressed with classic plantation style shutters. The second double bedroom, currently configured as a home office and snug, offers fantastic flexibility and provides direct access to the private terrace. The apartment is completed by a contemporary shower room finished with neutral-toned tiles, storage and contemporary fittings.

Perhaps the most impressive feature of this property is the vast, private wrap-around terrace. Paved with flagstones, this incredible space offers multiple zones for al-fresco dining, lounging, and gardening, providing a rare and coveted sense of seclusion and outdoor freedom in such a central location.

## Area

The German Hospital is a celebrated local landmark, originally designed by Edward Augustus Gruning and opened in 1845 to serve London's German community. Its conversion into residential apartments has preserved its striking architectural character.

Located on Ritson Road, the apartment is perfectly placed to enjoy the best of Hackney. The green spaces of London Fields and the vibrant stalls and eateries of Broadway Market are just a short stroll away. The eclectic energy of Dalston is also on your doorstep, with its array of independent cinemas, music venues, bars, and restaurants. A host of local favourites are within a few minutes' walk, including Allpress for delicious coffee, unique Japanese-Italian fusion at Angelina, incredible sandwiches from the Dusty Knuckle bakery, and classic cocktails at High Water.

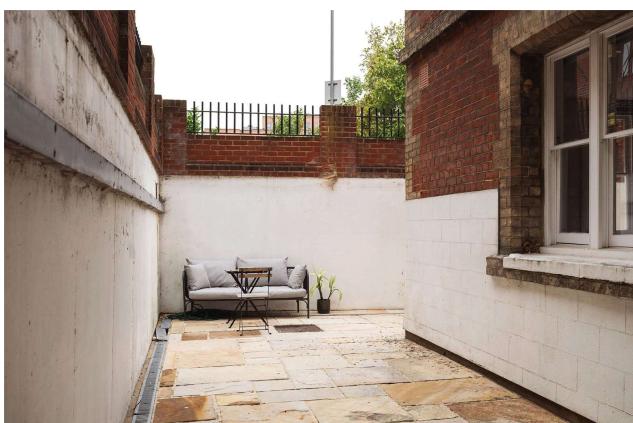
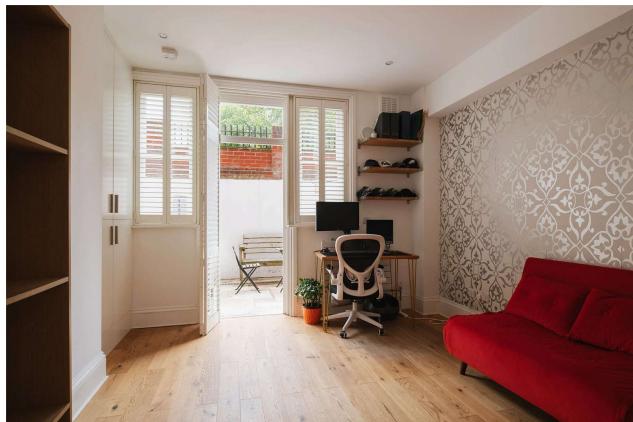
For transport, Dalston Junction and Dalston Kingsland Overground stations offer swift connections to the City and West End, while numerous nearby bus routes provide easy access across London.

## Details

Tenure: Leasehold with Circa 106 Years Remaining  
Service Charges: Approx. £3,400 per annum, including a reserve fund contribution  
Ground Rent: £250 per annum  
Council tax band: D, Hackney  
EPC rating: TBC



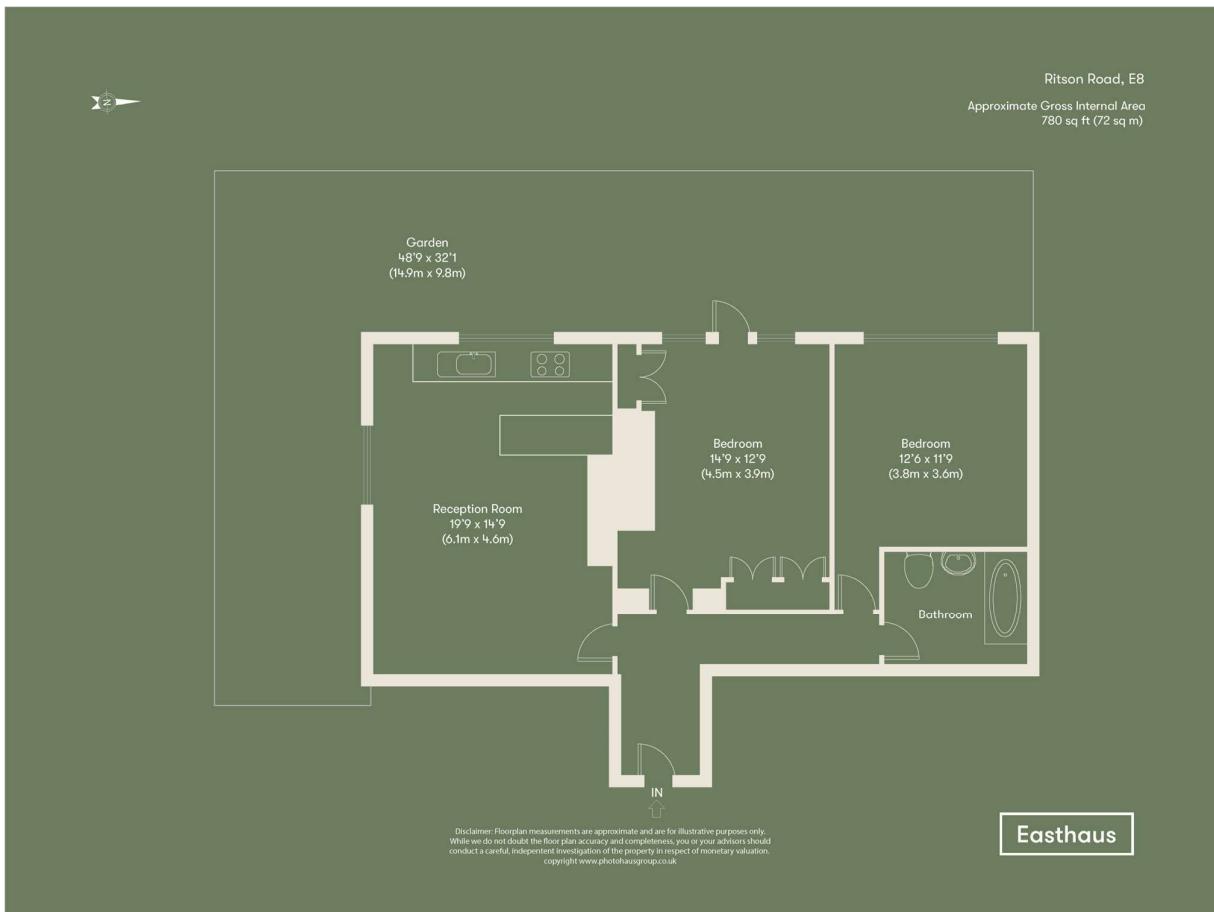
# Easthaus



# Easthaus



# Easthaus



#### Important notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Easthaus Limited in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Easthaus Limited nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agent(s), seller(s) or lessor(s).
2. Photos and floorplans: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations, etc.: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Particulars dated 24th September 2025. EastHaus Limited is registered in England with registered number 10275389. Our registered office is The Oast, New Road, East Malling, Kent, ME19 6BJ.

