



LOVE LIVING  
HACKNEY



The German Hospital Ritson Road, London, E8 1PF

£2,000 Per month



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FREDERICK AUGUSTUS II KING OF SAXONY

SIR GEO. THO. STANTON BART. M.  
CHEVALIER B. HEBELER V. P.  
FREDERICK HUTH ESQ. V. P. TREASURER  
REV. W. KÜPER D. D. V. P.  
SALIS SCHWABE ESQ. V. P.  
REV. C. F. A. STEINKOPFF D. D. V. P.  
RICHARD TWINING ESQ. V. P.  
ADOLPHUS BACH ESQ.  
MADAME BALDAMUS, VIENNA.  
EMANUEL HENRY BRANDT ESQ.  
GEORGE AUGUSTUS BRÜNNER ESQ.  
THOMAS CLOUT ESQ.  
FREDERICK DOERING ESQ.  
GUSTAVUS DRESSLER ESQ.  
HENRY GREY JUNIOR ESQ.  
SAMUEL GURNEY ESQ.  
J. G. HACHTEL ESQ.  
JOSEPH HAMBRO ESQ.  
H. HINRICHSEN ESQ.  
JOHN DAVID KOEHLER ESQ.  
CHARLES KOENIG ESQ.  
EDWARD MASON ESQ.  
JOHN MORITZ OPPENHEIM ESQ.  
CHARLES WILLIAM OXLEY ESQ.  
NEHEMISH ROBSON ESQ.  
GEORGE SCHACHT ESQ.  
HERMANN SILLEM ESQ.  
REV. J. G. TARKS PH. D.

J. F. GRUNING ESQ.  
R. HEINE ESQ.  
CHR. HELLMANN ESQ.  
WERNER HOCKE ESQ.  
J. L. LEMMÉ ESQ.  
1866  
MISS RACHEL LEMAGE.  
M<sup>MS</sup> LINDHEIMER.  
H. O. VON POST ESQ.  
MISS RANZEN  
H. EXCEL<sup>Y</sup> COUNT KIEMANNSEGGE V.P.  
1867  
ALEXIS J. DOXAT ESQ.  
WILLIAM PATTERSON ESQ.  
THOMAS PREHN ESQ.  
BRODERUS ALBERS ESQ.  
THE RIGHT HON<sup>BLE</sup> LORD LLANOVER V.P.  
1868  
THE RIGHT HON<sup>BLE</sup> LORD CRANWORTH V.P.  
JAMES COOK ESQ.  
EDWARD H. SIEVEKING ESQ.  
W. WEISHAUP<sup>T</sup> ESQ.  
1869  
BARON FRIEDRICH VON DIERGARDT.  
BARONESS JULIE VON DIERGARDT.  
THE RIGHT REV. BISHOP OF MANCHESTER V.P.  
DANIEL MEINERTZHAGEN ESQ. V.P. TREASURER  
J. C. L. MEYER ESQ. AUDITOR

LEO SCHUSTER ESQ.  
HIS EXCELLENCY COUNT BERNSTORFF  
GERMAN AMBASSADOR  
GEORGE W. BUDDRICH ESQ.  
JONATHAN DRUCE ESQ.  
JOHN JOSEPH TANNER ESQ.  
ROBERT BROTHERRSON UPTON ESQ.  
HONORARY SOLICITOR  
H. D. C. SATOW ESQ.  
C. A. PRELLER ESQ. V. P.  
BARON MAYER DE ROTHSCHILD V.P.  
BARON CHARLES VON ROEMER.  
BENJAMIN BOND CABELL ESQ. V.P.  
MISS MARGARET KNOWLES.  
D. H. GAEDECHENS ESQ. V. P.  
J. T. SATOW ESQ.  
SIR ANTHONY DE ROTHSCHILD BART. V.P.  
HENRY BOOTH ESQ.  
FREDERICK ENGELHARDT ESQ.  
BARON CHAS. J. DE HAMBRO.  
HENRY HUTH ESQ.  
M<sup>MS</sup> ELIZA DEVAUX.  
HIS EXCELLENCY BARON DE CETTO V.P.  
BARON LIONEL DE ROTHSCHILD V.P.  
MISS MARY NEWMAN OF DUBLIN.  
JOHN OXLEY ESQ.  
H. C. SCHNEIDT ESQ.  
JOHN RAHLES ESQ. F. R. G. S.  
W. MEYERSTEIN ESQ.



£2,000 Per month

# The German Hospital Ritson Road

London, E8 1PF

- Historic German hospital building
- Desirable Location
- Open plan living and kitchen
- One bedroom
- Secluded outdoor space
- Great transport links
- Close to London Fields/Ridley Road/Hackney Downs

## The Home -

This space offers all the essentials in a highly desirable, buzzing neighbourhood, perfect for those who want a comfortable, light-filled home with excellent amenities and an unbeatable location in Hackney. Set in the historic German Hospital building, you're just moments away from the lively London Fields and the vibrant Mare Street. Hackney Downs Park and the Ridley Road known for its famous markets are also nearby, offering lush green spaces to escape the hustle and bustle of the city. You'll be spoiled for choice with the abundance of local restaurants, cafes, and markets.



### The Indoors

At the communal entrance, you're greeted by the historic former entrance to the hospital with mosaic tiled flooring, Victorian wooden paneling and pillars. Upon entering the flat, you find yourself in a hallway that effortlessly connects every room. You're immediately drawn to the spacious, open-plan kitchen and living area, a welcoming space with two windows, and a door that opens directly outside. Natural light flows generously into this room. The living area offers plenty of room for a sofa and TV setup. The adjacent kitchen is well-equipped with modern appliances, including a fridge-freezer and fitted oven, while ample storage and overhead lighting give it a sleek, practical feel. In this open place space an additional door leads you to a secluded outdoor space that connects back to the home's entrance.

Next to the kitchen and living area is the main bedroom, a well-proportioned room that can comfortably accommodate a double bed and wardrobe. It's carpeted, giving it a cozy touch, and like the living area, it benefits from a natural light thanks to the well-positioned window.

The bathroom, also conveniently located nearby, features wooden flooring and is fitted with a bath, a practical shower tap, and a heated towel rack. Tiled around the bath and toilet, this space is both functional and comfortable, offering everything you need for daily convenience.

### The Outdoors

From the kitchen and living space, and you'll find yourself in a private outdoor area that feels like your own secret retreat. The path is laid with smooth concrete, while also creating the sense of a personal walkway leading directly to the entrance of the home. This outdoor space is perfect for enjoying a peaceful morning coffee in the fresh air, offering a little escape without leaving home.

### Loving The Location

The German Hospital is excellently located in central Hackney, just moments





from the popular London Fields and vibrant Mare Street, and close to the green spaces of Victoria Park and the Regents Canal path. There are numerous amazing restaurants locally, notably Lardo on Richmond Road, the renowned Angelinas on Dalston Lane, Elliots and Bright on Mare Street, plus Pidgin and Violet on Wilton Way. Weekly markets take place at Victoria Park, Well Street and Broadway Market has a reputation for some excellent places to eat and drink; it also hosts a food market on Saturdays.

The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters. Broadway Market itself has a huge array of cafes, pubs, and restaurants to enjoy and on Saturdays it comes alive with the Market that brings wonderful food options and Vinyl, clothing stalls aplenty.

The apartment is situated perfectly between Dalston, Stoke Newington and Hackney Downs Park. Close by is the entrance to Ridley Road market, considered by many to be the beating heart of Dalston's community. It has run every Monday to Saturday since the 1880s and includes over 150 stalls, offering fresh produce from around the world. Dalston has an eclectic range of bars, restaurants, cafes and lifestyle including Oren, Popo's Bagels, Brilliant Corners, Mangal II and many excellent pubs.

Stoke Newington and Church Street is full of artisan coffee shops and smart cafes every few yards including Caffeine London; The Good Egg; The Blue Legume; The Green Room and The Last Crumb Café. There is a wide choice of restaurants including Franco Manca chain pizzeria; Fanny's Kebabs, now with three branches; Spanish restaurant Black Pig with White Pearls; The Haberdashery for brunch and lunch; Yum Yum, a long-standing modern Thai restaurant in a fine Georgian house.

Dalston Junction and Kingsland stations are both a short walk away, providing transport links on the east/west and south-bound branches of the London Overground. Nearby Hackney Downs station provides links to Liverpool Street in less than ten minutes. Buses run regularly to London Bridge and the City from nearby Kingsland Road.





## Floor Plans



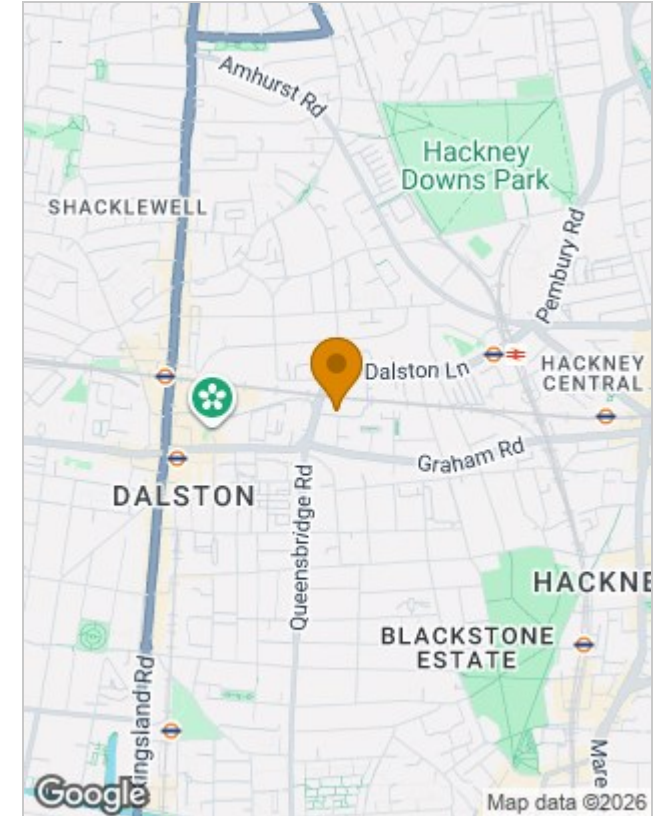
## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	