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Londesborough Road

London, N16 8RP

£2,395 Per Month



This spacious 562 sq ft (52 sq m) one bedroom lower ground floor garden flat sits within an elegant Victorian terrace on the ever popular Londesborough Road in the heart of N16, and benefits from its own private entrance.

Beautifully presented throughout, the property features a generous open plan reception with a newly fitted kitchen spanning over 23 ft (7.2 m). The living space enjoys wooden flooring, good ceiling height, built in shelving and double doors opening directly onto a private patio garden.

The kitchen is smartly finished with wooden worktops, metro tiled splashbacks and ample storage, and the layout flows naturally towards the bathroom which is fitted with a full sized bath and overhead shower.

Positioned at the front of the property, the bay fronted double bedroom is an excellent size with space to work from home and room for wardrobes and additional furniture.



A map of the Clissold Park area in London. The map shows Clissold Park in green, with a brown pin marking a location. To the north is The Castle Climbing Centre, marked with a green pin. To the west is Highbury. To the south is Shacklewell. A blue line represents Amhurst Rd, running north-south. At the bottom, Dalston is labeled, and a road is marked as Graham Rd. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

RECEIVEMENT
502 sq.ft. (52.2 sq.m.) approx.

The floor plan shows a rectangular building with a garden area on the left. The garden is labeled 'GARDEN 20'11" x 10'9" 6.39m x 3.25m'. To the right of the garden is a 'RECEPTION/ KITCHEN 23'8" x 15'9" 7.22m x 4.79m'. Below the reception/kitchen is a 'BEDROOM 15'1" x 12'9" 4.59m x 3.65m'. At the bottom of the plan is a 'STORAGE' area. The plan also shows a bathroom, a staircase, and various doors and windows. A north arrow is located in the bottom right corner of the plan.

GARDEN
20'11" x 10'9"
6.39m x 3.25m

RECEPTION/
KITCHEN
23'8" x 15'9"
7.22m x 4.79m

BEDROOM
15'1" x 12'9"
4.59m x 3.65m

STORAGE

TOTAL FLOOR AREA: 502 sq.ft. (52.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of streets, lots, blocks, tracts and any other things are approximate and no warranty is given for their accuracy or any statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The purchaser, upon their acquisition of the land, or their heirs and assigns, shall be bound by the specifications and conditions contained herein and shall be bound by the specifications and conditions contained herein.

Map scale: 1 inch = 100 feet.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		61	76	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			

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