



Piano Lane, Carysfort Road, London, N16

Asking Price £725,000



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\*\*\* £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. \*\*\*

Available to view by appointment only and offering approximately 876 sq. ft. (81.4 sq. m.) of accommodation, this impressive two double bedroom apartment is set within the award-winning gated Red Square development on one of Stoke Newington's most sought-after roads.

Positioned on the first floor (with lift access), the property is centred around a substantial open-plan living and entertaining space measuring over 26 ft, incorporating a modern fitted kitchen with breakfast bar and dining area. The room enjoys excellent natural light from large windows and provides a superb environment for both everyday living and hosting.



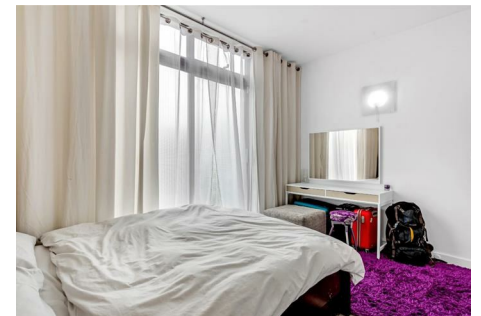
There are two generous double bedrooms, including a particularly spacious principal bedroom with en-suite bathroom, alongside a further contemporary bathroom. The apartment also benefits from excellent storage throughout.

Residents of Red Square enjoy the benefits of a secure gated entrance, 24-hour concierge service and bicycle storage, all within a striking architecturally designed development.

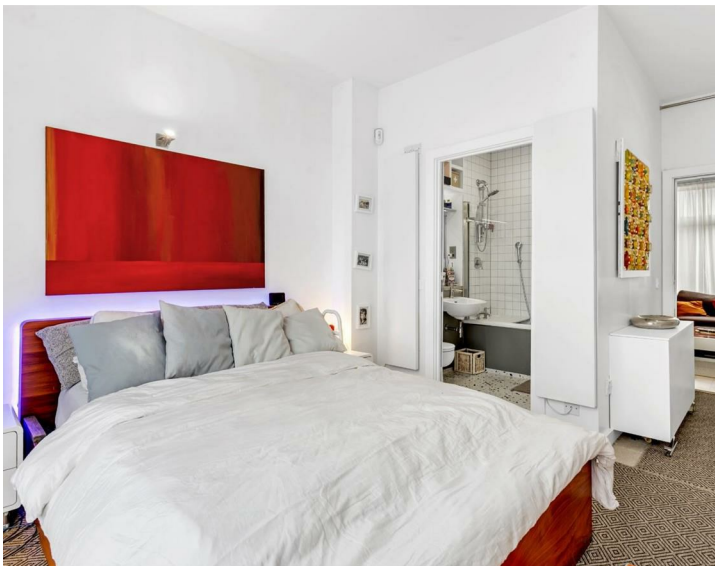
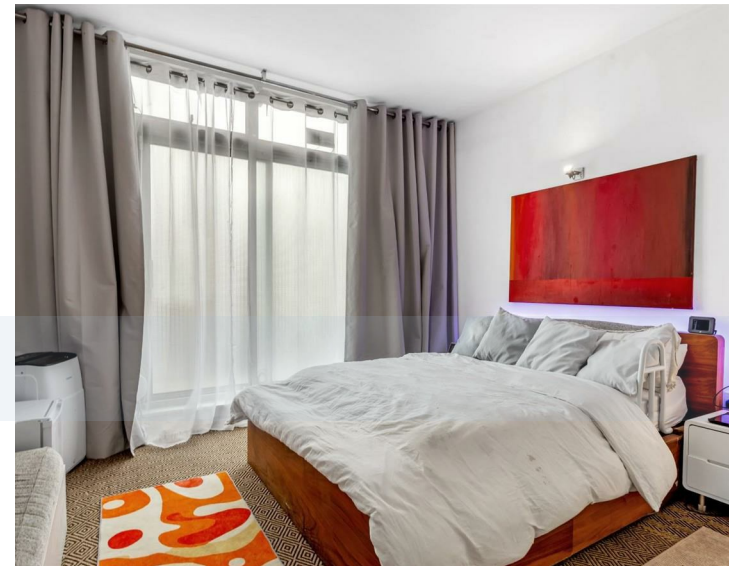
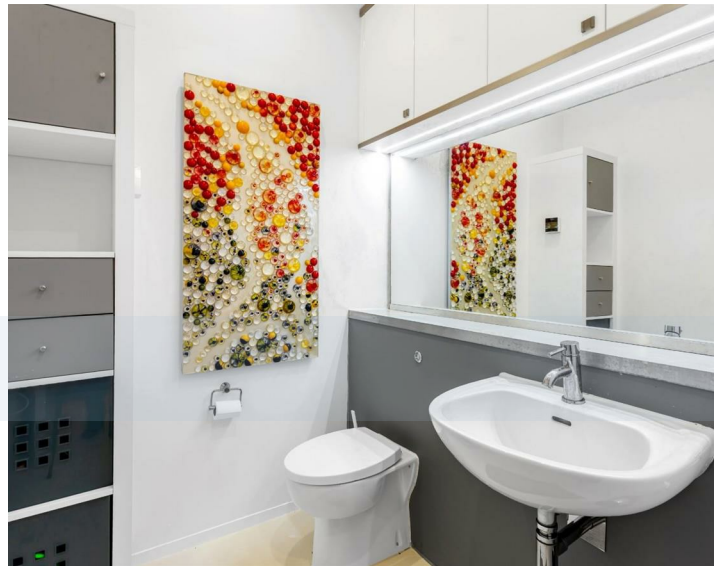
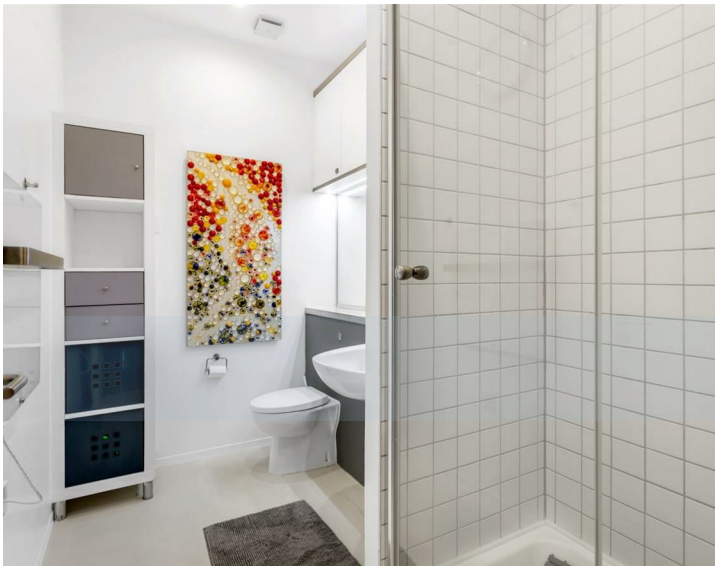


Red Square is situated on Piano Lane, Carysfort Road, moments from the fantastic variety of independent cafés, restaurants, bars and boutiques along Stoke Newington Church Street, while the open green spaces of Clissold Park are also within easy walking distance.

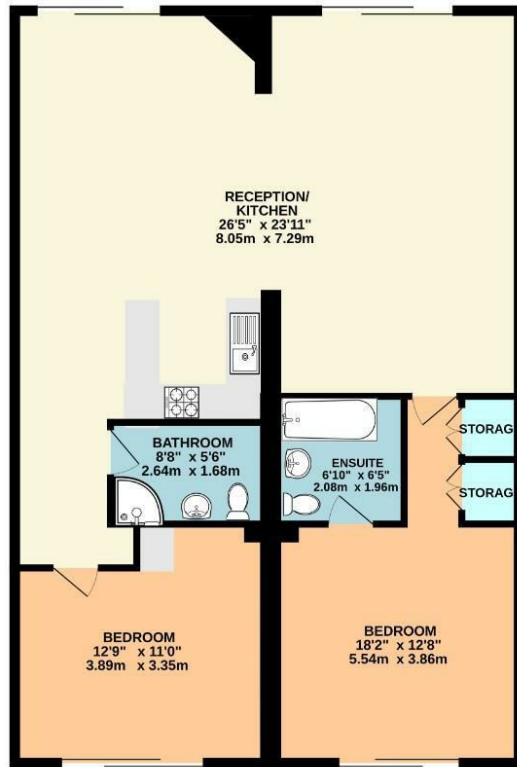
Transport links include Stoke Newington Station (Overground), Canonbury Station (Overground) and Arsenal Station (Piccadilly Line), along with numerous bus routes providing swift access into The City and West End.



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FIRST FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA: 875sq.ft. (81.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 02026



### Viewings

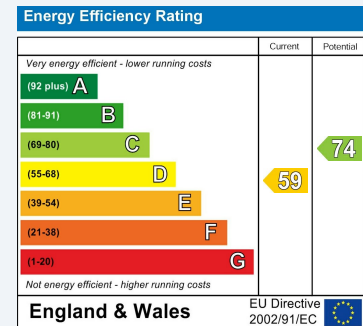
Please contact [StokeNewington@hunters.com](mailto:StokeNewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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