

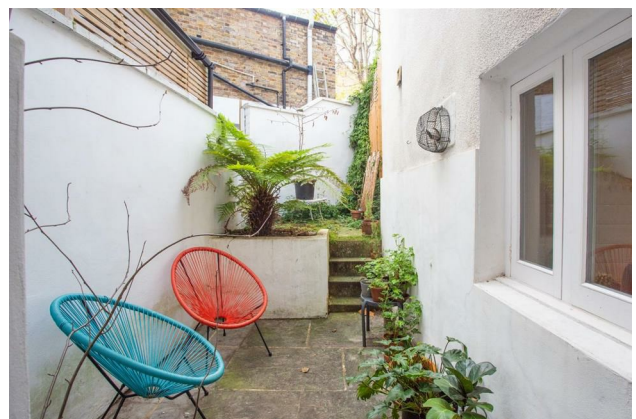
# HUNTERS®

HERE TO GET *you* THERE

**Londesborough Road, London, N16**

**Price £500,000**

**Property Images**

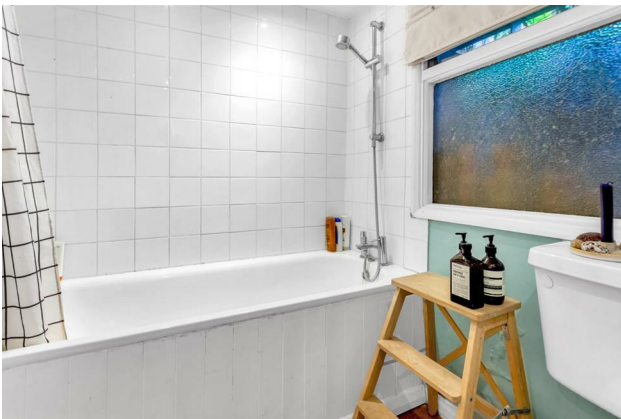
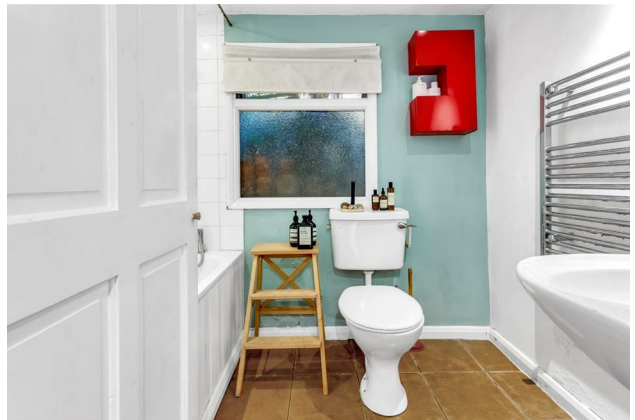




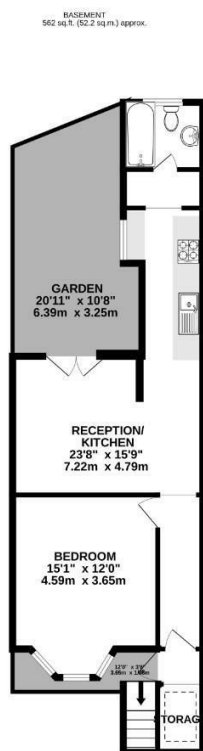
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## Property Images



## Floorplan



TOTAL FLOOR AREA: 562 sq ft (52.2 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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 such 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.

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## EPC

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

## Map



## Details

Type: Apartment - Conversion Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

## Summary

Offered chain free and with a share of freehold, 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 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.

Londesborough Road is a tree lined residential street well placed for the many bars, restaurants and coffee houses of Stoke Newington Church Street, Newington Green and nearby Dalston. Butterfield Green and the wide open spaces of Clissold Park are also within easy reach.

Transport links include Canonbury (Overground), Dalston Kingsland and Dalston Junction (Overground), as well as a variety of bus routes providing easy access into The City and West End.

## Features

- Chain free • Share of freehold • Period Conversion • Patio garden • Close to transport links • Close to Church Street