







Cressington Close, London, N16

- Two bedrooms
- Kitchen/diner
- Close to local amenities
- Good condition throughout
- Patio garden
- Split level
- Close to transport links
- Moments from Butterfield Green

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Asking Price £550,000

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DESCRIPTION

Available to view by appointment only, this well presented split level maisonette offers approximately 864 sq. ft. (80.3 sq. m.) of internal accommodation, benefitting from its own private entrance, front garden and off street parking.

Arranged over the upper floors, the first level comprises a spacious separate kitchen/dining room to the front and a bright reception room to the rear. The upper floor offers two well proportioned double bedrooms, a modern family bathroom and a separate W.C.

The property further benefits from good natural light throughout, a practical layout and a private garden space, with a pleasant outlook to the rear.

Cressington Close is a quiet residential street ideally positioned just moments from the many bars, restaurants, and independent coffee shops of Stoke Newington Church Street, Newington Green, and Dalston, as well as Butterfield Green and the wide open spaces of Clissold Park.

Transport links are excellent and include Canonbury Station (Overground), Dalston Kingsland and Dalston Junction Stations (Overground), along with a variety of bus routes providing direct access into The City and West End.















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Approximate Gross Internal Area = 864 sq ft / 80.3 sq m

Restricted Height = 10 sq ft / 0.9 sq m



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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

Viewings

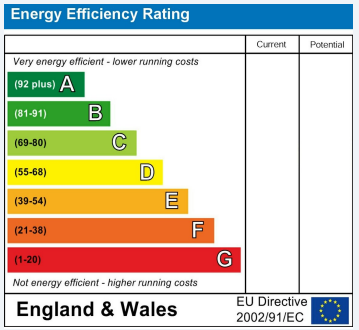
Please contact StokeNewington@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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