



Leconfield Road, , London, N5 2SN

Price £475,000



# Leconfield Road, , London, N5 2SN

## DESCRIPTION

Available chain free and to view by appointment only, this light and airy first floor flat is converted from a stunning period property, situated on a quiet tree-lined street, offering over 481 sq. ft. (44 sqm.) of internal accommodation the property comprises, open-plan kitchen reception room with sash windows, bedroom to the rear, modern bathroom and storage throughout.

Leconfield Road is only a short walk from the many bars, restaurants and coffee houses of De Beauvoir, Newington Green, Stoke Newington Church Street and Highbury Barn as well as being only a short walk from the stunning Clissold Park & Highbury Fields.

Transport links include, Canonbury Station (Overground), Highbury & Islington Station (Victoria Line, National Rail and Overground), Arsenal Station (Piccadilly line), Drayton Park Station (Overground) and a variety of Bus routes into The City & West End are also available.

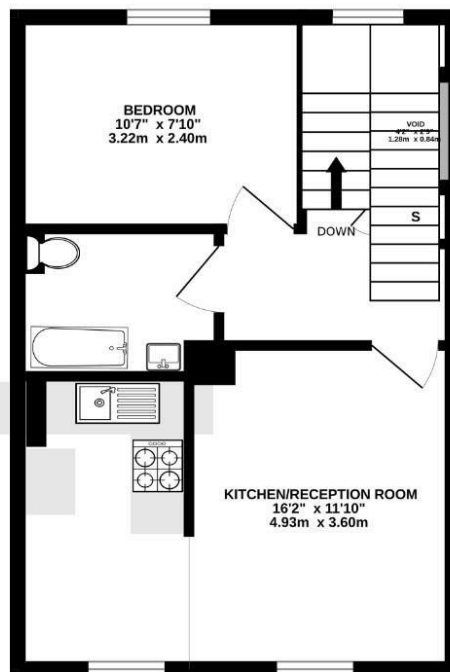
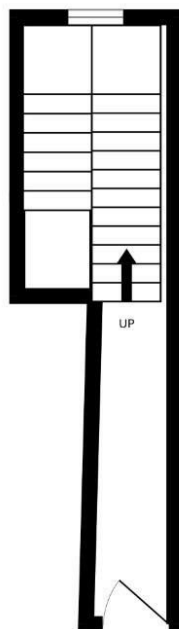






GROUND FLOOR  
96 sq.ft. (8.9 sq.m.) approx.

1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 481sq.ft. (44.7 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 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 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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### Viewings

Please contact [hunters.stokenewington@hunters.com](mailto:hunters.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.



185 - 187 Church Street, Stoke Newington, London, N16 0UL  
Tel: 020 7249 7499 Email: [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com) <https://www.hunters.com>

## 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.

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	

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.

