

# HUNTERS®

HERE TO GET *you* THERE

Defoe Road, London, N16

Price £500,000

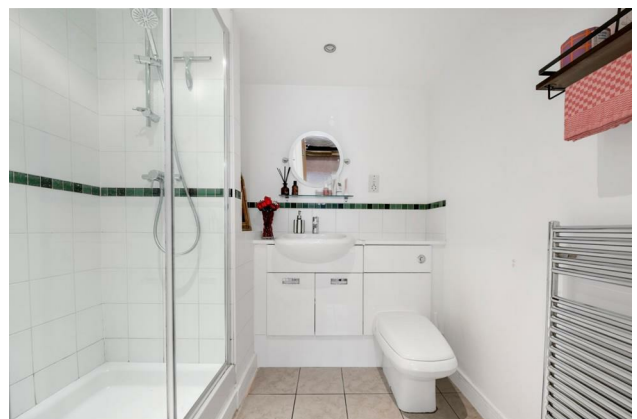
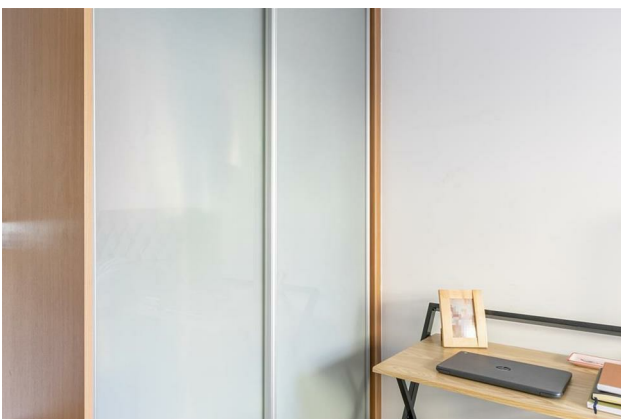
Property Images



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## Property Images



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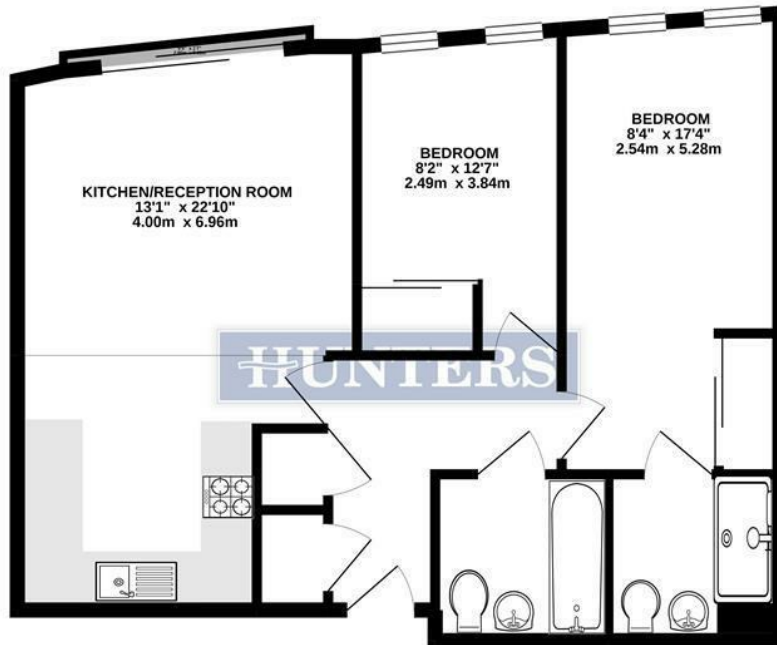
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## Property Images



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GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.




TOTAL FLOOR AREA: 706 sq ft (65.6 sq.m.) approx.

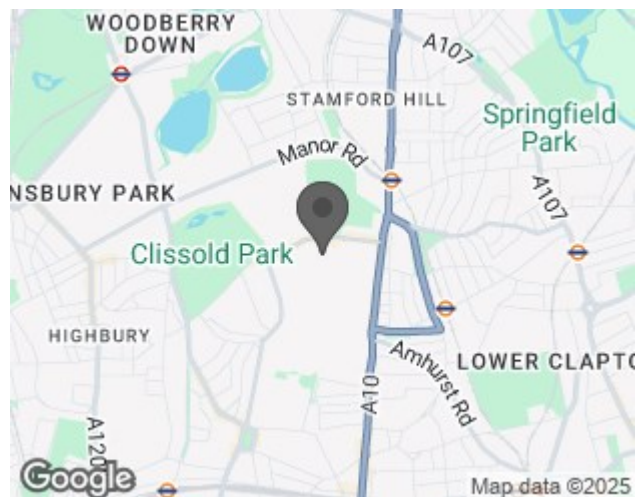
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**EPC**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>		84	84
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: Apartment Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

## Summary

A stylish and well-proportioned two-bedroom, two-bathroom apartment set on the ground floor of the popular Flanders House development, just moments from Stoke Newington's vibrant Church Street. Offering approximately 706 sq. ft. of accommodation, the property is presented in excellent condition throughout and provides a bright open-plan reception with ample space for dining, wood flooring and floor-to-ceiling doors opening to a Juliet balcony. The modern fitted kitchen is arranged with integrated appliances and generous storage.

The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the second double bedroom is well-suited as a guest room or home office. A sleek family bathroom completes the layout, alongside useful hallway storage.

Flanders House is located on Defoe Road, a quiet turning just off Church Street, and forms part of a secure and well-maintained modern block. The setting places residents within easy reach of an excellent selection of independent shops, cafés and restaurants as well as the open green spaces of Clissold Park and Abney Park. Stoke Newington and Rectory Road Stations are both within walking distance, and a wide variety of bus routes provide quick and convenient access into the City and West End.

## Features

- Two bedroom apartment • Two bathrooms • Open plan kitchen/reception room • Ground Floor Apartment • Water included with service charge • Close to local amenities • Close to Clissold Park • Close to Stoke Newington Church Street