



Stamford Hill, , London, N16 5FG

Asking Price £350,000



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DESCRIPTION

Offered for sale chain free, this bright and spacious one-bedroom apartment is positioned on the first floor of Gordon House and provides approximately 578 sq. ft. of accommodation with a private balcony.

The property features a generously sized open-plan reception room and fitted kitchen, with large windows providing plenty of natural light and direct access to the balcony.

The double bedroom is well proportioned and also benefits from large windows, while the modern tiled bathroom includes a bath with a wall-mounted shower and glass screen. Further features include a spacious entrance hallway, wood-effect flooring throughout the main living areas and a secure entry system.

Gordon House is located on Stamford Hill, conveniently positioned close to Stoke Newington Station and within easy reach of the excellent amenities of Stoke Newington High Street and the ever-popular Church Street, offering a wide selection of independent cafés, restaurants, bars and shops. The open spaces of Stoke Newington Common and Clissold Park are also within easy reach.

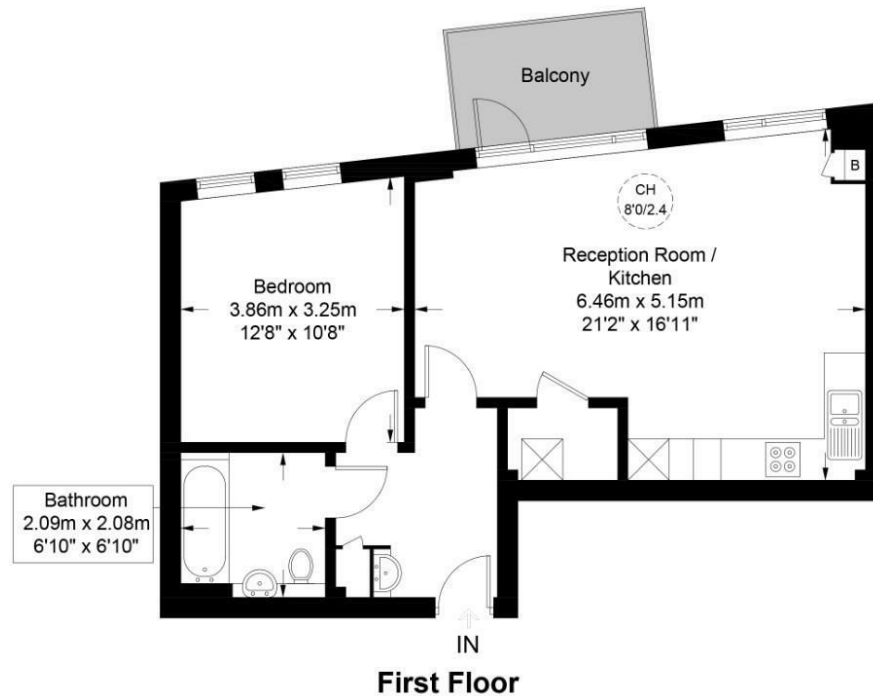
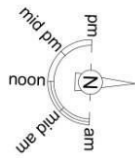
Transport links include London Overground services from Stoke Newington Station to Liverpool Street, together with numerous bus routes providing convenient access into The City and West End.





Gordon House, N16

Approximate Gross Internal Area = 578 sq ft / 53.7 sq m



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.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



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