

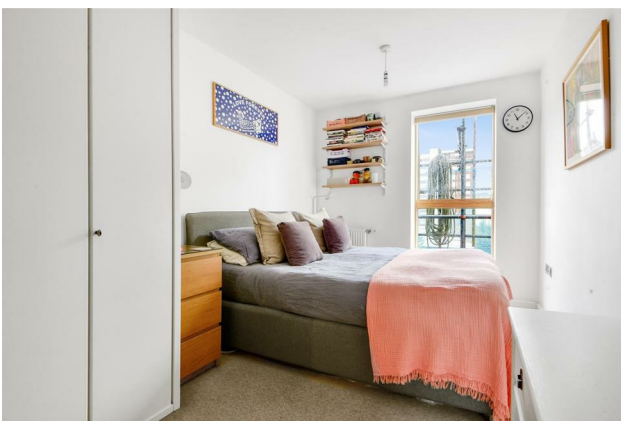
# HUNTERS®

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**Barretts Grove, London, N16**

**Asking Price £500,000**

**Property Images**



# HUNTERS<sup>®</sup>

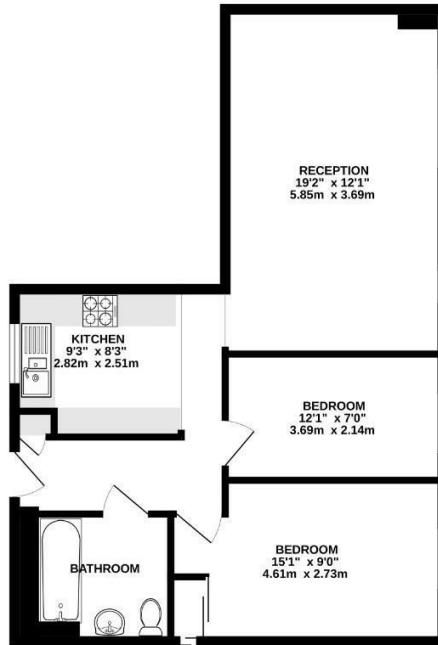
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## Property Images



## Floorplan

THIRD FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



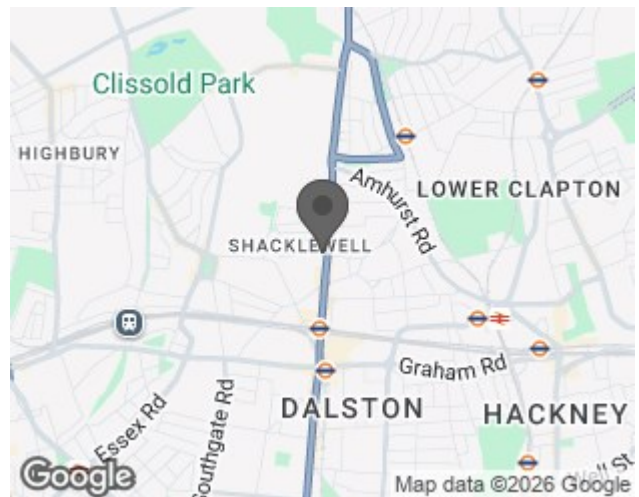
TOTAL FLOOR AREA - 643 sq.ft. (59.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan 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.  
Made with Interplan CAD/CAM



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(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		

## Map



## Details

Type: Apartment - Purpose Built Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Positioned on the third floor of a modern development with lift access, this bright and well-arranged two-bedroom apartment offers 643 sq. ft. of living space in a highly sought-after part of Stoke Newington.

The property opens into a welcoming hallway leading to a generous reception room with large windows that create a superb sense of light and space, comfortably accommodating both living and dining areas. A separate kitchen is fitted with contemporary units and integrated appliances, providing a stylish and practical setting for everyday cooking and entertaining.

The apartment features two bedrooms, including a well-proportioned principal bedroom with built-in storage, and a second versatile room that can be used as a guest bedroom, nursery, or home office. A modern bathroom, finished in neutral tones, completes the layout.

This is an ideal home for first-time buyers, young professionals or those looking for a well-connected base in one of North London's most desirable neighbourhoods. Residents enjoy the convenience of secure entry and lift access, while the location places you within easy reach of the vibrant shops, cafés and restaurants of Stoke Newington Church Street and Kingsland Road, as well as the independent eateries and village-like atmosphere of Newington Green. The green open spaces of Clissold Park are also close by.

Transport links include Dalston Junction, Dalston Kingsland and Rectory Road stations, together with numerous local bus routes offering fast connections into the City and West End.