

# HUNTERS®

HERE TO GET *you* THERE

**Durley Road, London, N16**

**Offers In Excess Of £475,000**

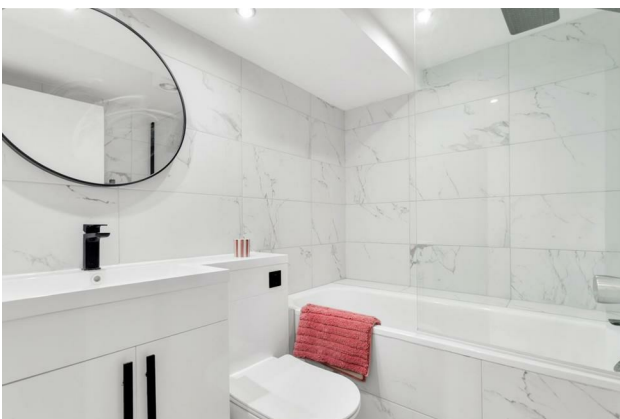
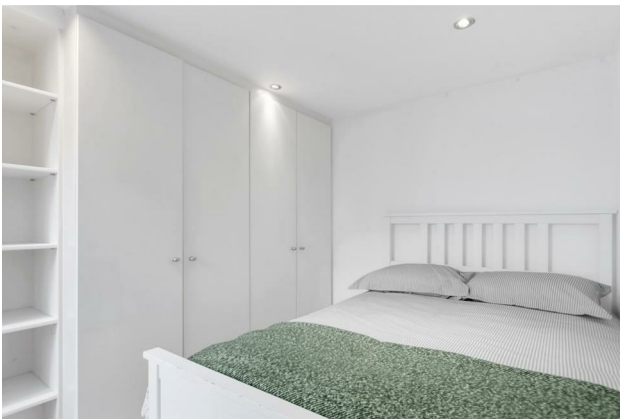
**Property Images**



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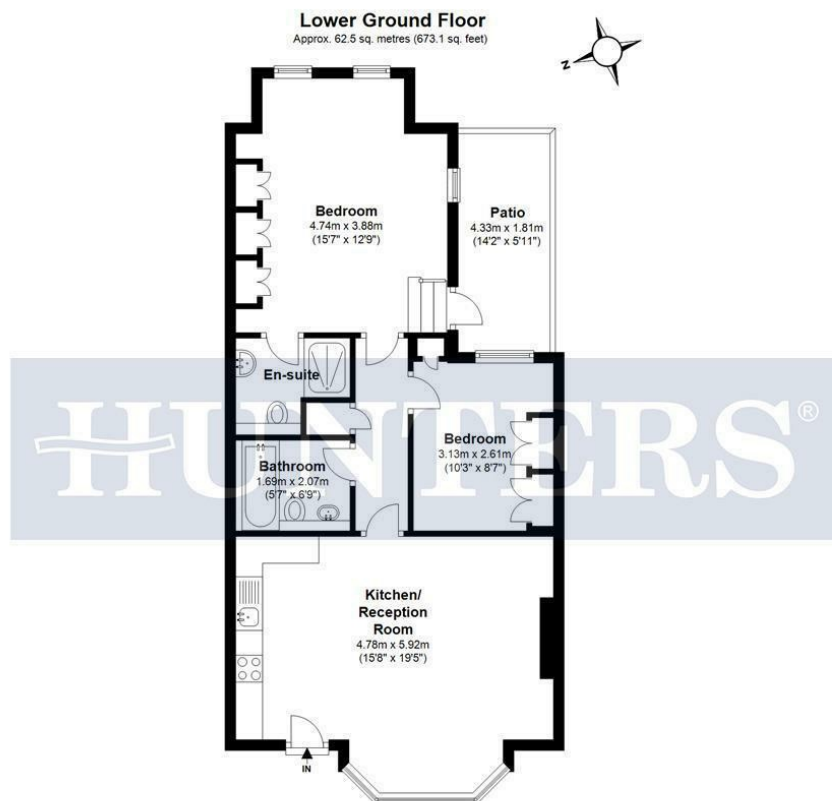
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## Property Images





## Floorplan



Total area: approx. 62.5 sq. metres (673.1 sq. feet)

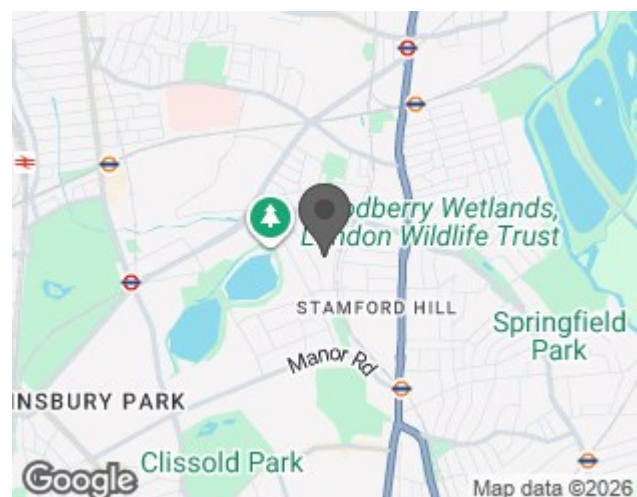
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

## EPC

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>	73	78
(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: Maisonette Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

## Summary

Offered to the market chain free, this beautiful two bedroom flat benefits from its own entrance, over 670 sq. ft. (72 sqm.) of well presented accommodation and private south east facing patio garden on a popular residential street.

Available to view by appointment only, the property comprises, large bay-fronted open plan kitchen/reception room, master bedroom with ensuite, double guest bedroom, bathroom, storage and private south east facing patio garden.

Durley Road is a quiet residential street ideally located a short walk from the many bars, restaurants and coffee houses of Stoke Newington Church Street. Transport links include, Stamford Hill Station (Overground), Seven Sisters Station (Greater Anglia, Overground & Victoria Line) and a full range of bus routes in to The City and West End.

## Features

- Chain free • Two bedrooms • Two bathrooms • Open plan • Patio garden • Own entrance • Close to transport links • Close to local amenities