



Boleyn Road, , London, N16 8AS

- Split Level
- Chain Free
- Pub Conversion
- Close To Dalston Kingsland Station

Price £525,000



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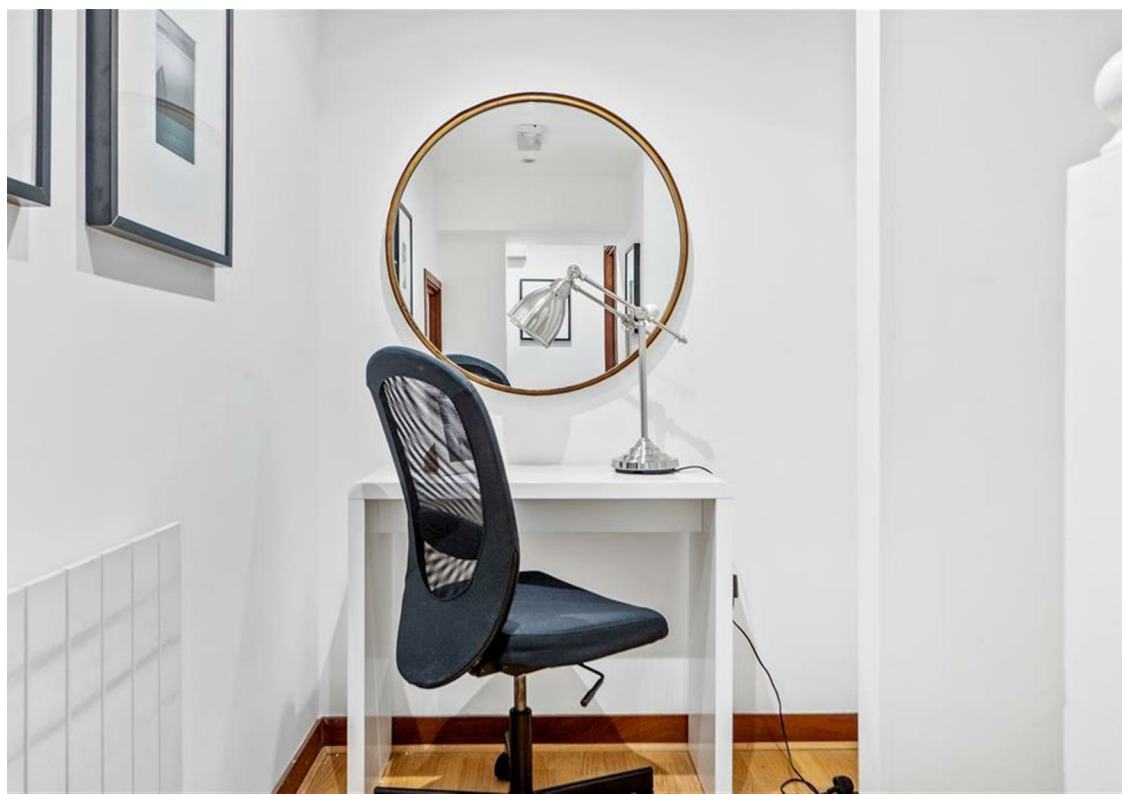
DESCRIPTION

Available chain free, this spacious, split level, two bedroom, two bathroom apartment boasting over 780 sq. ft. of internal accommodation.

Available to view by appointment only the property comprises, reception room, separate kitchen, a large master bedroom with ensuite shower room, double guest bedrooms, modern bathroom.

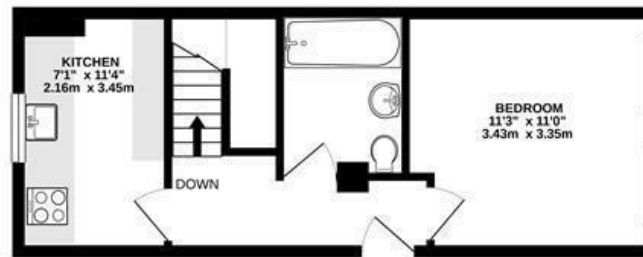
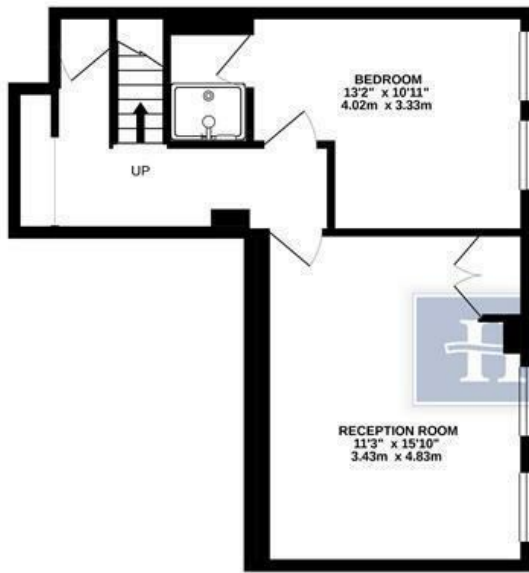
Jamyne House, is located on Boleyn Road, ideally situated moments from Dalston and the many bars restaurants and coffee houses of Stoke Newington Church Street. Transport links include, Dalston Kingsland and Junctions Stations (Overground) and a variety of bus routes in to The City and West End.





LOWER GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



HUNTERS®

TOTAL FLOOR AREA : 782 sq.ft. (72.7 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 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			
(69-80) C		75	77
(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.



185 - 187 Church Street, Stoke Newington, London, N16 0UL
Tel: 020 7249 7499 Email: StokeNewington@hunters.com <https://www.hunters.com>

