



Millington House, Stoke Newington Church Street, London, N16

Asking Price £600,000



Millington House, Stoke Newington Church Street, London, N16

DESCRIPTION

Available to view by appointment only, this light and airy flat is located in a well maintained purpose built block in a sought after location, positioned directly opposite Clissold Park and enjoying pleasant views over the park. Set on the third floor (with lift access), the property boasts approximately 818 sq. ft. (76.0 sq. m.) of internal accommodation. Comprising a bright reception room with bay window, separate kitchen, principal bedroom, two further double bedrooms, family bathroom, separate W.C., ample internal storage, and the added benefit of a private external storage room. The property also benefits from off street parking available to residents.

Millington House is a well maintained purpose built block located on Stoke Newington Church Street, only moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, as well as being a short walk from the wide open spaces of Clissold Park and Clissold Leisure Centre.

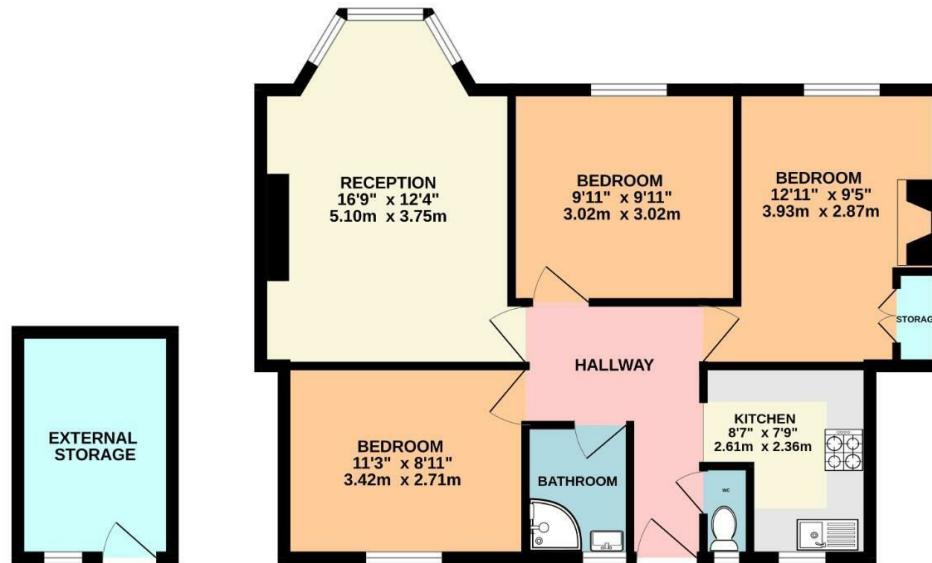
Transport links include Canonbury Station (Overground), Highbury & Islington Station (Overground & Victoria Line), Manor House (Piccadilly Line), and a variety of bus routes into The City & West End.

- Three bedrooms
- Third floor (with lift)
- Off street parking
- Opposite Clissold Park
- Bay window
- Close to local amenities





THIRD FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 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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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			
(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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