

## Collison Place, , Manor Road, London, N16 5AU

- Three bedroom apartment
- Gated development
- Patio garden
- Close to Church Street
- Two bathrooms
- Split level
- Approximately 1,233 sq. ft. (114 sqm.)
- Close to Clissold Park and Abney Park

**Offers In Excess Of £700,000**



# Collison Place, , Manor Road, London, N16 5AU

## DESCRIPTION

Available to view by appointment only and offered chain free, this exceptionally spacious split level three bedroom apartment is set within a modern purpose built block and extends to approximately 1,233 sq. ft. (114.5 sq. m.) of internal accommodation.

Arranged over the ground and lower ground floors, the property features a bright and impressive 30ft open plan kitchen/reception room, offering excellent space for both living and dining, with doors to the rear leading directly to a private patio garden. The kitchen is modern and well laid out, and the space works well for both everyday living and entertaining.

The accommodation further comprises three well proportioned bedrooms, including a generous principal bedroom, along with two further bedrooms ideal for guests or a home office. There are two bathrooms and good storage throughout.

Conveniently located within easy access of Stoke Newington station and a variety of bus routes, the property is well placed for access into The City and West End. Stoke Newington Church Street offers a great selection of bars, restaurants and coffee houses, with green open spaces nearby including Abney Park and Clissold Park.







LOWER GROUND FLOOR

**HUNTERS**<sup>®</sup>

TOTAL APPROX. FLOOR AREA 1233 SQ.FT. (114.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR

### Viewings

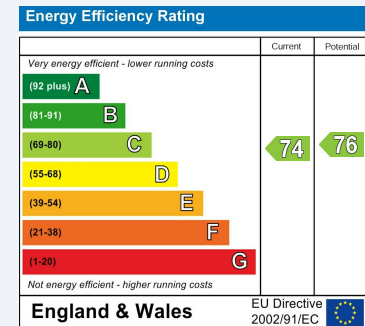
Please contact [StokeNewington@hunters.com](mailto:StokeNewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.

