



Stoke Newington High Street, London, N16

- Superb Victorian conversion
- One bedroom
- Chain Free
- Top floor apartment
- Close to Church Street amenities
- Close to transport links

Asking Price £325,000



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DESCRIPTION

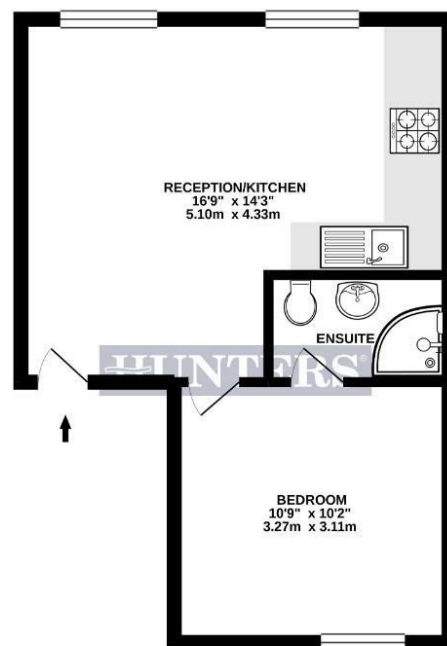
Available chain free and and beautifully presented this one bedroom apartment is offered in excellent condition throughout and is located on the top floor of a well maintained Victorian property. Benefiting from a large open plan reception with fully integrated kitchen, double bedroom and a modern shower/W.C.

Located on Stoke Newington High Street offering a wide selection of shops, bars and restaurants with the fashionable Church Street moments away. Transport links can be found at either Stoke Newington or Rectory Road BR. There are also numerous local bus routes with easy access to the City.





TOP FLOOR
358 sq.ft. (33.3 sq.m.) approx.



1 BEDROOM FLAT
TOTAL FLOOR AREA: 358 sq.ft. (33.3 sq.m.) approx.
Where every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans are 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 hunters.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.



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

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		79	79
(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.

