



## Cazenove Road, London, N16

- Chain free
- Twelfth floor
- Ample storage throughout
- Close to local amenities
- One bedroom apartment
- Two private balconies
- Stunning views across London
- Close to transport links

**Price £300,000**



# Cazenove Road, London, N16

## DESCRIPTION

Offered chain free to the market and ideally positioned on a quiet residential road, within walking distance of Abney Park, Clissold Park and Church Street, is this delightful one bedroom apartment boasting over 415 sq. ft. (38 sq. mt.) of internal accommodation with two balconies.

Available to view by appointment only, set on the twelfth floor of a purpose built apartment building, the property benefits from a light filled, reception room with balcony, separate kitchen with balcony, master bedroom, bathroom and ample storage. The property further benefits from a ground floor storage room, ideal for bicycle storage.

George Downswing Estate is located on Cazenove Road, a tree-lined street moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street and High Street, as well as being a stone's throw from the green space of Stoke Newington Common and a short walk from the stunning wide open spaces of Clissold Park, Springfield Park and Abney Park.

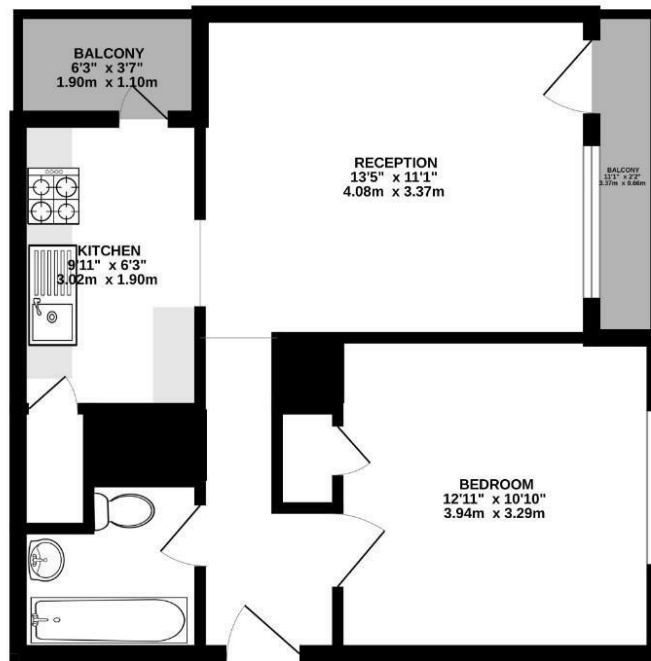
Transport links include Stoke Newington Station (Overground) and Rectory Road Station (Overground) for those quick trips into London and a variety of bus routes into The City and West End.







TWELFTH FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA - 446sq.ft. (41.4 sq.m.) approx.  
Whilst 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 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 quality or efficiency can be given.  
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### Viewings

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

### Valuations

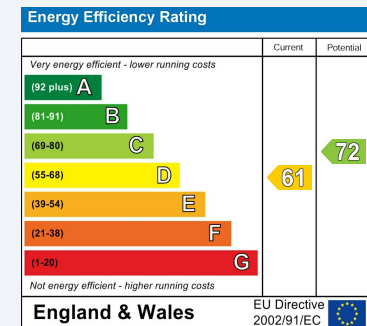
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.



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.

