

# HUNTERS®

HERE TO GET *you* THERE

**Shakspeare Walk, London, N16**

**Asking Price £475,000**

**Property Images**



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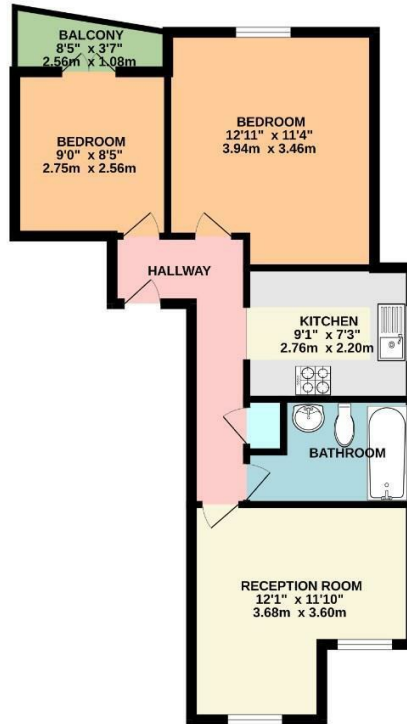
## Property Images





## Floorplan

FIRST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 516 sq.ft. (47.9 sq.m.) approx.

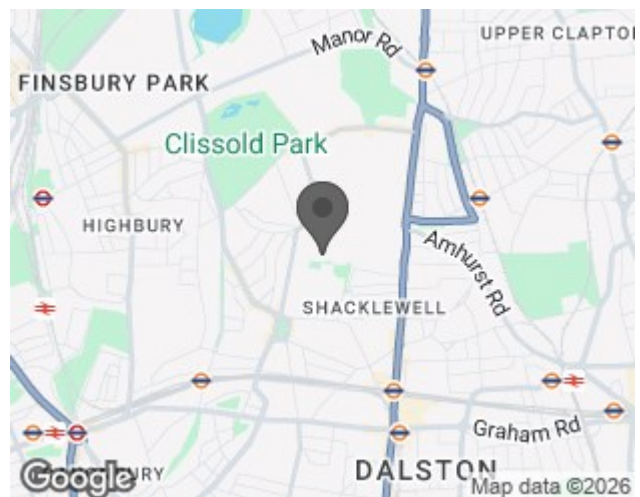
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used 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.  
Made with Metrepx G2025



## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: Apartment Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Available to view by appointment only, this superb two bedroom apartment is located on the first floor of a purpose-built block on one of the most sought-after roads in Stoke Newington. Positioned within walking distance of the amenities of Stoke Newington Church Street, Dalston and the stunning Clissold Park, this property is ideally suited to a first-time buyer looking for a spare guest bedroom or home office space.

Set on the first floor, the accommodation comprises a bright reception room to the rear, a separate modern kitchen, generous master bedroom, second bedroom/home office with access to a private balcony, and a contemporary three-piece bathroom. The apartment enjoys excellent natural light throughout and further benefits from off-street residents' parking (first come, first served).

Shakspeare Walk is a tree-lined residential street in central Stoke Newington, only moments from Butterfield Green and a short walk from the many bars, restaurants and coffee houses of Stoke Newington Church Street, Clissold Leisure Centre, Newington Green and trendy Dalston, as well as being a short stroll from the wide open spaces of the stunning Clissold Park.

Transport links include Dalston Kingsland & Junction Stations (Overground), Canonbury Station (Overground) and Rectory Road Station (Overground), along with a variety of bus routes into The City and West End.

## Features

- Two bedrooms • Balcony • First Floor • Off-street parking available • Good condition throughout • Close to Church Street