



**Windus Road, London, N16**

**Asking Price £475,000**



# Windus Road, London, N16

## DESCRIPTION

Available chain free and to view by appointment only, this exceptionally well-located apartment is situated on a quiet street just off Stamford Hill and moments from Stoke Newington Church Street.

Set on the first floor (with lift access) the property boasts over 860 sq. ft. (80 sqm.) of internal accommodation with a dual aspect 23 ft. open plan kitchen/reception room, master bedroom, two further double guest bedrooms, bathroom and ample storage.

Windus Road is a residential 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.

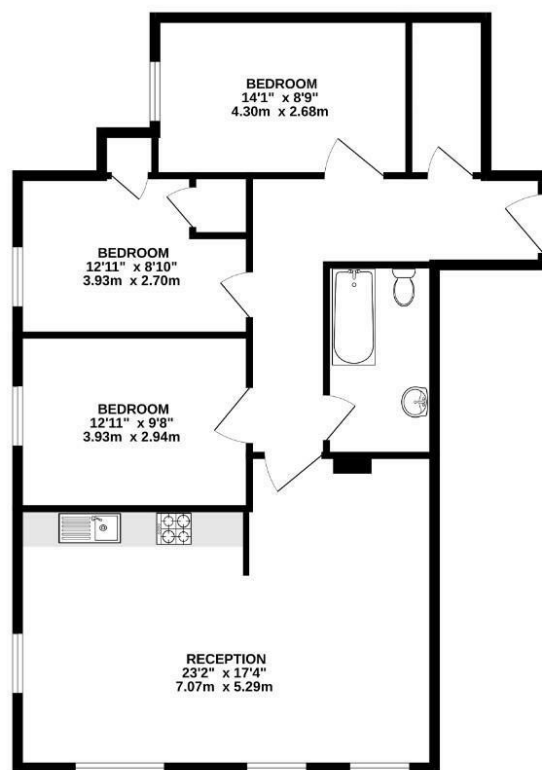
Transport links include Stoke Newington Station (Overground) and Rectory Road Station (Overground) for those quick trips into London and a variety of bus routes into The City and West End.







FIRST FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 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.  
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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

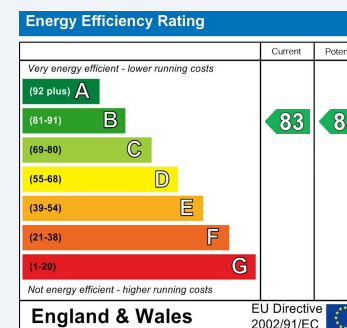
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

