



Somerford Grove, London, N16

- Available chain free
- On the second floor
- Located in the heart of Stoke Newington
- Access to a communal garden

Tenure: Leasehold

Asking Price £200,000

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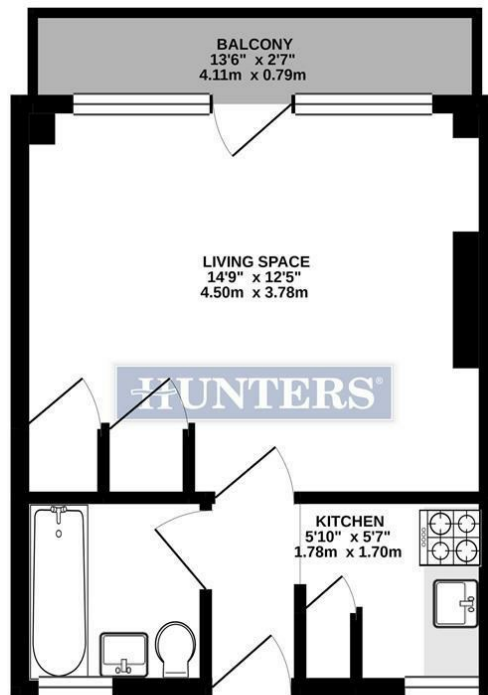
DESCRIPTION

Available chain free and requiring complete modernisation, this fantastic studio flat is situated on the second floor of a well maintained purpose built block on a quiet residential street in the heart of Stoke Newington. Providing comfortable living space with large windows filling the space with natural light, the property comprises generous studio room, with a separate kitchen, bathroom and access to a communal garden.

Somerford Grove is located within easy reach of the superb amenities of Stoke Newington High Street & Church Street, Dalston and the wide open spaces of Clissold Park & Hackney Downs Park. Transport links include Dalston Kingsland & Junction Stations (Overground), Rectory Road (Overground) and a variety of bus routes in to The City and West End.



2ND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 268 sq.ft. (24.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing

Please contact our Hunters Stoke Newington Office on 020 7249 7499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16

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Tel: 020 7249 7499 Email:

www.hunters.com



Council Tax: A

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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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

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