



## Yoakley Road, London, N16

- Two Bedrooms
- Share of Freehold
- Close to Clissold Park
- Second Floor
- Quiet Street
- Close to Church Street

**Asking Price £550,000**





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## DESCRIPTION

Offered to the market chain free and arranged over the second floor of a well-maintained purpose built block is this fantastic, spacious two bedroom apartment boasting over 790 sq. ft. (73 sq. m.) of internal accommodation.

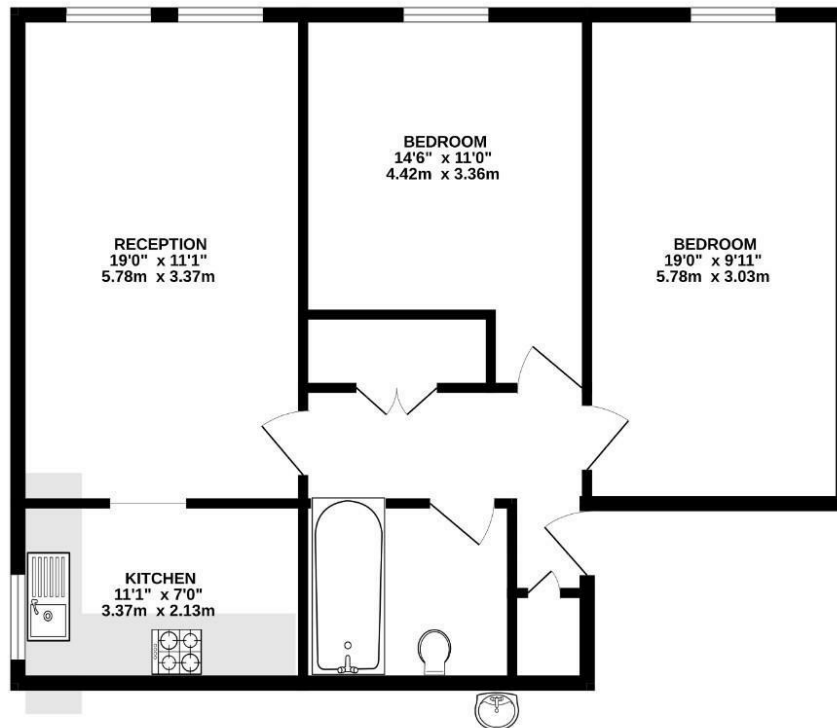
Available to view by appointment only, this apartment is superbly situated on a wide, quiet road off Church Street. The property further benefits from a shared freehold and comprises a large east facing reception room with separate kitchen, spacious master bedroom, double guest bedroom, bathroom and ample storage throughout.

Savana House is located on Yoakley Road, a quiet tree lined street, only moments from the wide open spaces of Clissold Park and Stoke Newington Church Street's wide range of shops, bars and restaurants. Transport links include Stoke Newington Station (Overground) and a wide variety of bus routes to The City and West End.





SECOND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint 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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### Viewings

Please contact [StokeNewington@hunters.com](mailto: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.

## 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) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.