



## Piano Lane, Carysfort Road, London, N16 9AW

- Two bedroom, two ensuite apartment
- Double reception room
- Over 1,025 sq. ft. (95 sqm)
- 24 hour concierge
- Close to Clissold Park
- Patio garden
- Split level
- Private off-street parking
- Private gated development
- Close to Church Street

**Offers In Excess Of £750,000**



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## DESCRIPTION

Available to view by appointment only and offering over 1028 sq. ft. (95 sqm.), this exceptionally well presented two double bedroom maisonette is located within an award winning gated development and on one of Stoke Newington's premier roads.

The property is set over the ground and first floor & comprises, light and airy double reception incorporating kitchen with doors leading to sole use of private patio garden. The first floor has a master bedroom with ensuite bathroom, generous second bedroom with ensuite bathroom, additionally, there is a guest W.C. on the ground floor and ample storage throughout. The property further benefits from a 24-hour concierge and private off-street parking.

Red Square is situated on Piano Lane, Carysfort Road, close to the fantastic variety of shops, bars and restaurants of Stoke Newington Church Street as well as being within easy walking distance from local schools & the stunning Clissold Park.

Transport links include Stoke Newington Station (Overground), Canonbury Station (Overground) and Arsenal Station (Piccadilly Line) and a variety of Bus routes into The City & West End.







HUNTERS

TOTAL FLOOR AREA : 1028sq.ft. (95.5 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 capability or efficiency can be given.  
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**Viewings**

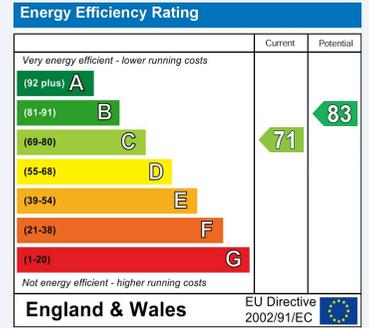
Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

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

**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.



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