

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Queen Elizabeth's Walk

London, N16 5UY

Price £550,000

2  1  1   C

Council Tax: B

GROUND FLOOR

GARDEN  
35'5" x 19'3"  
10.81m x 5.86m

RECEPTION/KITCHEN/DINER  
26'3" x 9'7"  
8.15m x 2.97m

BEDROOM  
13'2" x 12'3"  
4.01m x 3.74m

BEDROOM  
10'7" x 7'6"  
3.23m x 2.29m

TOTAL FLOOR AREA : 611sq ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Reception 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 guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Energy Efficiency Rating**

Rating	Score Range	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Target		72	80
2010/11 average			80

**England & Wales**  
EU Directive 2010/31/EC

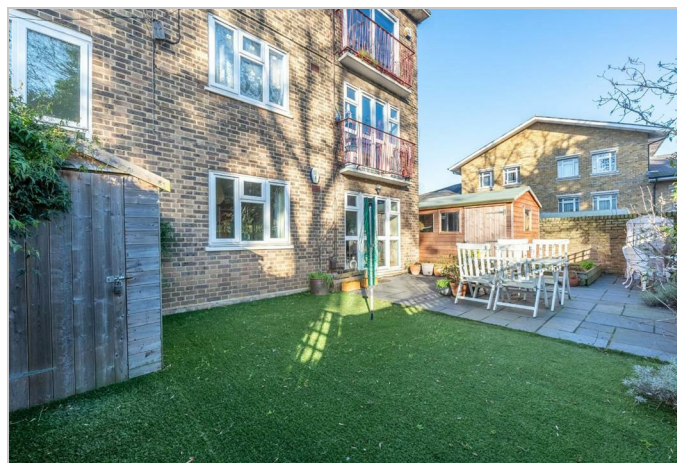
**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Score Range	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Target		72	80
2010/11 average			80

**England & Wales**  
EU Directive 2010/31/EC

Please contact our Hunters Stoke Newington Office  
on 0207 2497 499 if you wish to arrange a viewing appointment  
for this property or require further information.

- Ground floor apartment in excellent condition
- Spacious, dual-aspect, open plan reception/kitchen area
- Modern bathroom
- Close to Clissold Park and Woodberry Wetlands
- Private, south-facing garden extending over 35 feet
- Recently refurbished kitchen with integrated appliances
- Gated, off-street parking
- Close to transport links



Available to view by appointment only and ideally positioned on a quiet residential road, within walking distance of Clissold Park and Church Street, is this delightful two double bedroom apartment boasting over 610 sq. ft. (56 sq. mt.) of internal accommodation.

Set on the ground floor of a well maintained purpose built apartment building, the property benefits from a light filled, dual-aspect, recently refurbished open plan reception/kitchen area with herringbone parquet flooring throughout and double doors leading to a private, south-facing garden extending over 35 feet. There is a master bedroom, further double guest bedroom/home office, modern bathroom and ample storage. Gated, off-street parking is also available.

Gordon Lodge is located on Queen Elizabeths Walk, moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, Blackstock Road & Finsbury Park and the wide open spaces of the stunning Clissold Park and Woodberry Wetlands.

Transport links include Stoke Newington Station (Overground), Finsbury Park Station (National Rail, Thameslink, Piccadilly & Victoria Lines), Manor House Station (Piccadilly Line) and a variety of Bus routes into The City & West End.

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.