

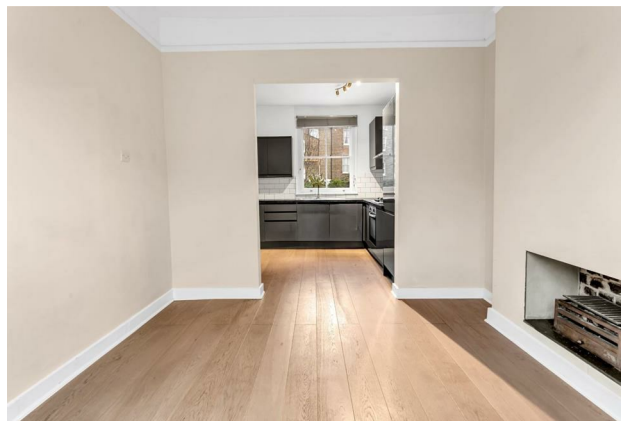
# HUNTERS®

HERE TO GET *you* THERE

**Flat 2, 48 Foulden Road, London, N16 7UR**

**Asking Price £550,000**

**Property Images**



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## Property Images



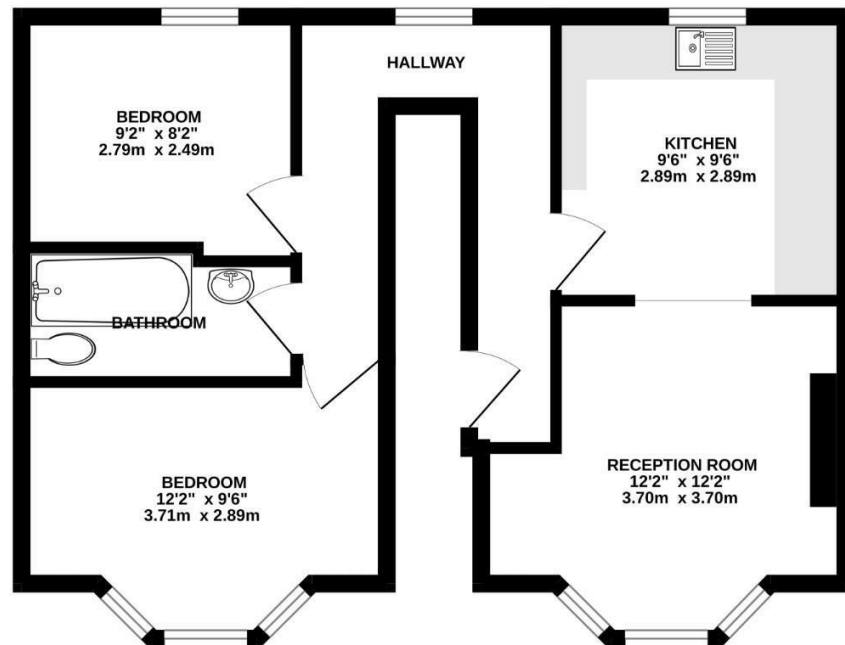


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## Floorplan

### GROUND FLOOR



TOTAL FLOOR AREA: 513sq.ft. (47.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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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## EPC

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		
	70	80
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: Flat - Conversion Beds: 2 Bathrooms: 1 Reception: 0 Tenure: Share of Freehold

## Summary

Available chain free is this two bedroom apartment set on the raised ground floor of an attractive double fronted Victorian conversion, offering bright and well proportioned accommodation with a blend of period character and modern finishes and a shared freehold.

The property features a spacious dual-aspect open plan kitchen reception room extending from front to back, benefitting from a wide bay window to the front, high ceilings and a feature fireplace. The modern fitted kitchen is seamlessly integrated into the living space and comprises sleek cabinetry, integrated appliances and generous worktop space, creating an excellent area for both everyday living and entertaining. There are two bedrooms, one to the front with bay window and second double bedroom to the rear as well as modern tiled bathroom.

The property further benefits from planning permission having been granted for the creation of a roof terrace, offering exciting potential to enhance the apartment and add valuable outdoor space. Any purchaser is advised to make their own enquiries and satisfy themselves with regard to the planning consent, associated conditions and any further consents that may be required.

Foulden Road is a quiet residential street located in the heart of Stoke Newington, only moments from the wide range of bars, restaurants and coffee houses of Stoke Newington Church Street and High Street, as well as the wide open spaces of the stunning Clissold Park. Transport links include Rectory Road Station and Stoke Newington Station (Overground), Dalston Kingsland and Dalston Junction.

## Features

- Chain free • Period conversion • Two bedrooms • Open plan living • Potential for roof terrace (with planning permission) • Share of freehold • Close to local amenities • Close to transport links