



**Castlewood Road, , London, N16 6DW**

**Asking Price £350,000**

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# Castlewood Road, , London, N16 6DW

## DESCRIPTION

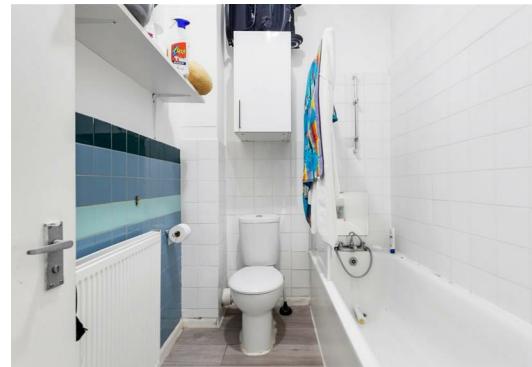
Offered to the market chain free is this one bedroom lower ground floor flat set within a handsome period conversion on Castlewood Road N16. Spanning approximately 449 sq ft (41.7 sq m) the property offers well proportioned accommodation throughout and represents an excellent opportunity for buyers looking to add value or create a home to their own taste.

The layout includes a generous reception room with large front-facing windows providing good natural light and ample space for both living and dining areas. The separate kitchen is positioned to the rear and provides plenty of work surfaces and storage with clear scope for improvement.

The bedroom is a comfortable double set quietly towards the back of the flat. The bathroom is arranged as a white suite with bathtub and overhead shower.

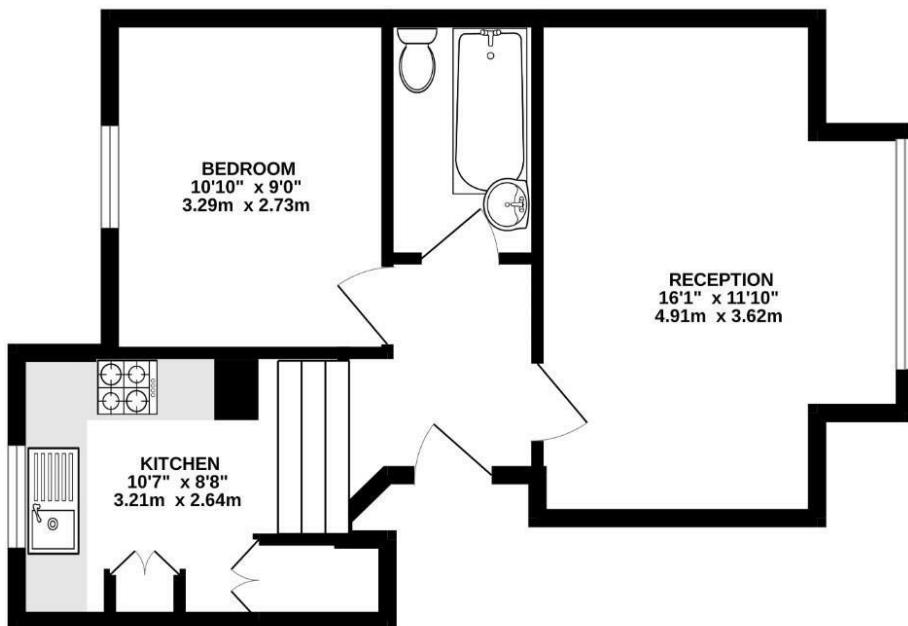
Further benefits include gas central heating and practical storage options. This flat would make an ideal first home or rental investment.

Castlewood Road is a popular residential street moments from Stoke Newington High Street and Church Street with their excellent selection of cafes restaurants independent shops and everyday amenities. Transport connections are nearby including Stoke Newington and Rectory Road Stations along with multiple bus routes providing easy access into The City and West End. Clissold Park is also within easy reach.





GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 449 sq.ft. (41.7 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 guidance only and should not 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, 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)	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			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.