



Carysfort Road, , Hackney, N16 9AD

- Three bedroom duplex apartment
- Over 1000 sq.ft of internal living space
- Sold Chain Free
- Access to Clissold Park and Church Street
- Set within a period building
- Sought after turning in Stoke Newington
- Share of Freehold

Offers In Excess Of £800,000



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DESCRIPTION

Offered to the market chain free and located in the heart of Stoke Newington, this light & airy three bedroom flat is set within a stunning period conversion offering over 1,030 sq. ft. (96 sqm.) of internal accommodation.

Available to view by appointment only, the property is situated on the top two floors, and is comprised of a large reception room to the front with a bay window, separate kitchen, master bedroom, two further guest bedroom, separate WC and a bathroom, the property is being sold with a share of freehold.

Carysfort Road is a quiet residential tree-lined street, located moments from the many bars, restaurants, coffee houses of Stoke Newington Church Street & Newington Green and the wide open spaces of the stunning Clissold Park.

Transport links include Canonbury Station (Overground), Dalston Kingsland and Junction Stations (Overground) Arsenal Station (Piccadilly Line) and a wide variety of bus routes allowing easy access into The City and West End.







TOTAL FLOOR AREA: 1037 sq.ft. (96.3 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 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 hunters.stokenewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

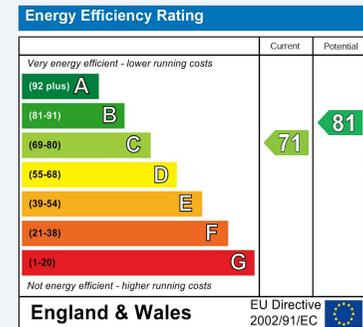
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

