



Seven Sisters Road, Hackney, London, N4 2HT

Price £500,000

HUNTERS®
HERE TO GET *you* THERE

Seven Sisters Road, Hackney, London, N4 2HT

DESCRIPTION

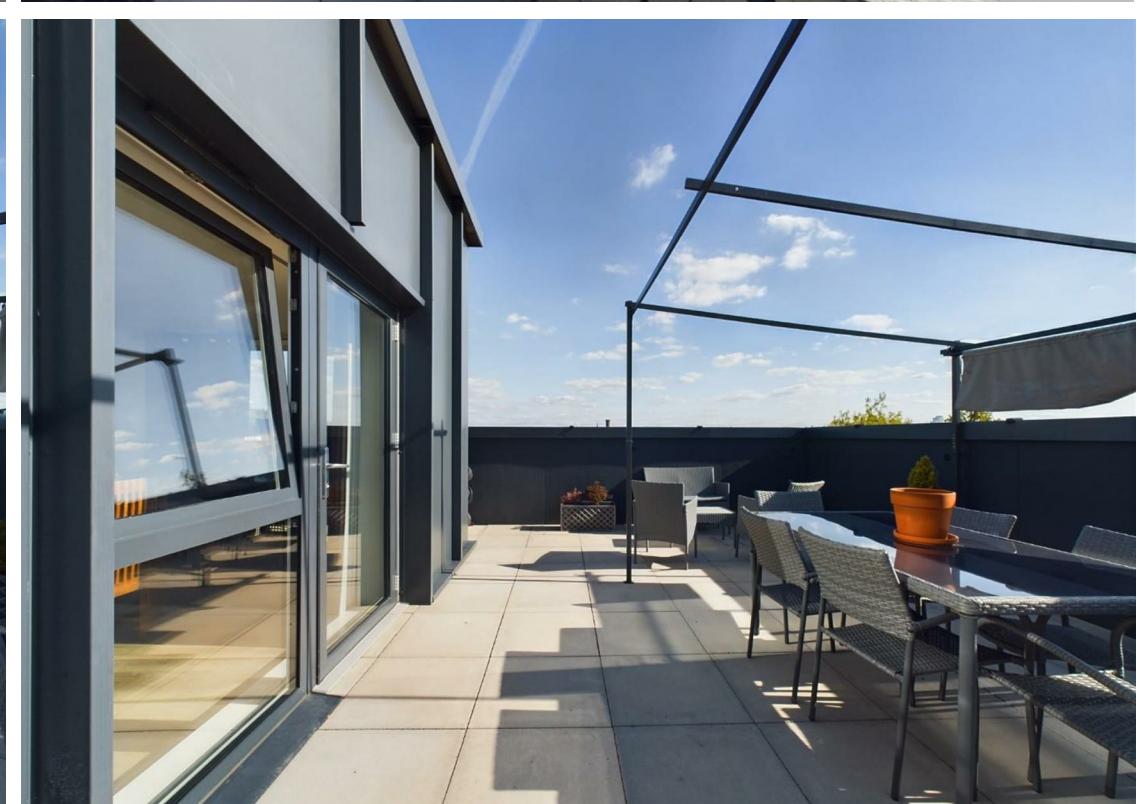
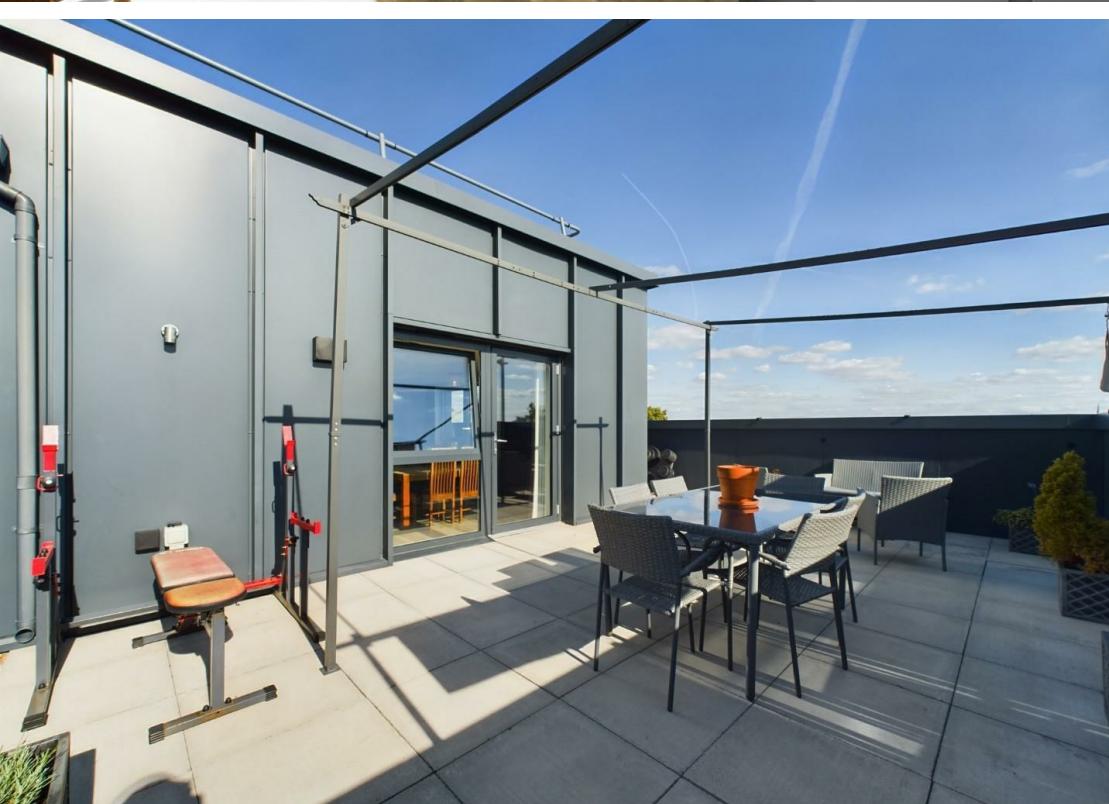
Offered to the market chain free and available to view by appointment only, is this exceptional one bedroom modern apartment situated on the Top floor (fourth floor) with lift access within moments of Finsbury Park.

Boasting 575 sq. ft. (53 sqm.) of internal accommodation, the property comprises large, dual aspect, open plan kitchen/reception room with a private balcony. master bedroom, modern bathroom and ample storage throughout.

Perkyn House is on Seven Sisters, located moments from the many bars, restaurants and coffee houses of Finsbury Park and the wide open spaces of the stunning Clissold Park & Finsbury Park as well only being a short walk from Woodberry Wetlands and the West Reservoir Centre (a number of water based activities).

Transport links include, 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.







Approximate total area⁽¹⁾
53.49 m²
Balconies and terraces
50.84 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Viewings

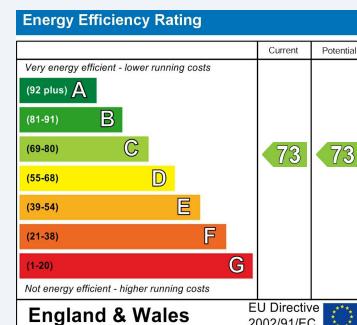
Please contact hunters.stokenewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.