



Nevill Road, , London, N16 8SH

£2,695 Per Month

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DESCRIPTION

Available on the first floor & quietly placed in a well-maintained development on a pedestrianised street, this charming two bedroom apartment is located in central Stoke Newington, this two bedroom flat is ideal for Professional Shares, Couples or Families

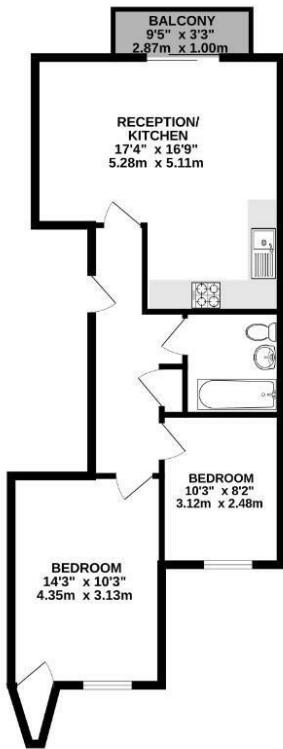
Available to view by appointment only the property comprises, open plan kitchen/reception room leading to a balcony, master bedroom, second bedroom/home office, bathroom and storage. Butterfield Court is located on the corner of Nevill Road and Allen Road which is a quiet residential street, only moments from the many bars, restaurants and coffee houses of Stoke Newington High Street, Church Street and trendy Dalston.

The property is situated directly opposite the stunning Butterfield Green and is only a short walk from Clissold Park. Transport links include, Dalston Kingsland Station (Overground), Rectory Road Station (Overground) and a variety of bus routes into The City and West End.





FIRST FLOOR
610 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (57.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, all dimensions, measurements
of doors, windows 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, symbols and appliances shown have not been tested and no guarantee
as to their operation or efficiency can be given.
Made with Metrimap 60025



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.