



Tottenham Road, London, N1

Price £550,000



Tottenham Road, London, N1

DESCRIPTION

Conveniently located in the heart of Dalston, this charming two bedroom, split level, purpose built apartment benefits from 732 sq. ft. (68 sqm.) of internal accommodation, a private south-west balcony and close proximity to many local amenities.

Available to view by appointment only the property is split over the first and second floors and comprises, large reception room with access to a private balcony and modern separate kitchen on the first floor. Upstairs, on the second floor, a spacious master bedroom, double guest bedroom, bathroom and ample storage throughout.

Kingsgate Estate, Tottenham Road is conveniently located in the heart of Dalston, there are a plethora of exciting restaurants, shops, cafes and bars nearby. The numerous amenities of Dalston, Newington Green and De Beauvoir are also only a short walk away.

Transport links include Dalston Kingsland & Junction Stations (Overground) and a wide variety of Bus routes into The City & West End.

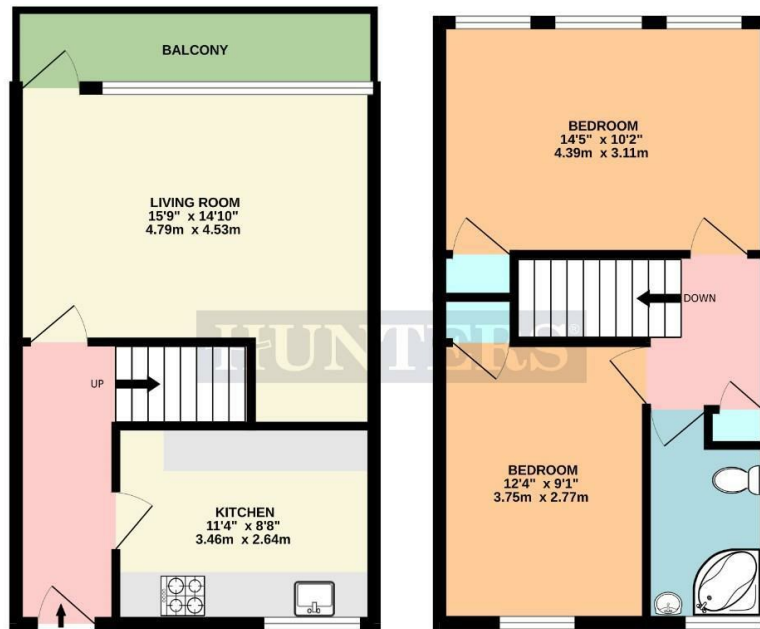
- Two bedrooms
- Split level
- Good condition throughout
- Balcony with views of London
- Quiet street
- Close to transport links





FIRST FLOOR

SECOND FLOOR



TOTAL FLOOR AREA: 732sq ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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.

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