

# HUNTERS®

HERE TO GET *you* THERE

**Stoke Newington Church Street, London, N16**

**Offers In Excess Of £550,000**

Property Images

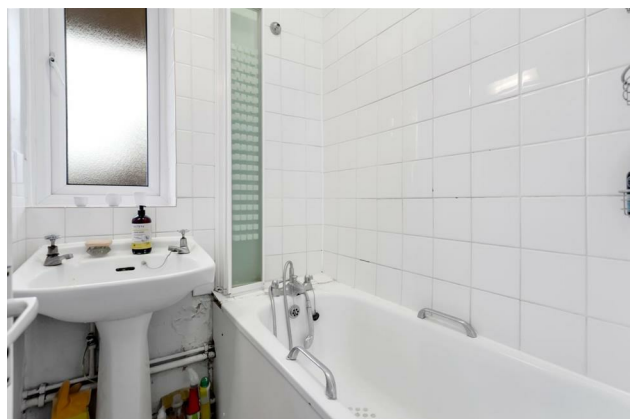
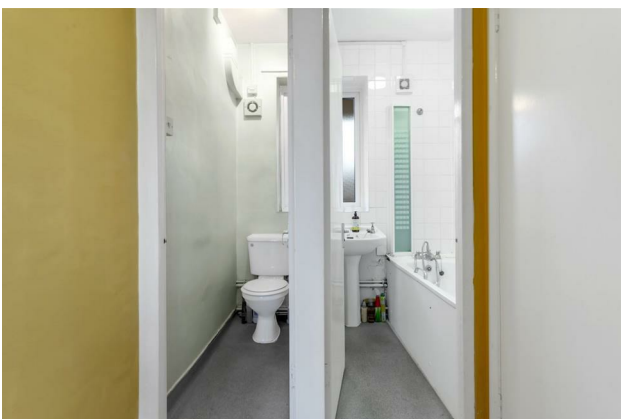




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## Property Images



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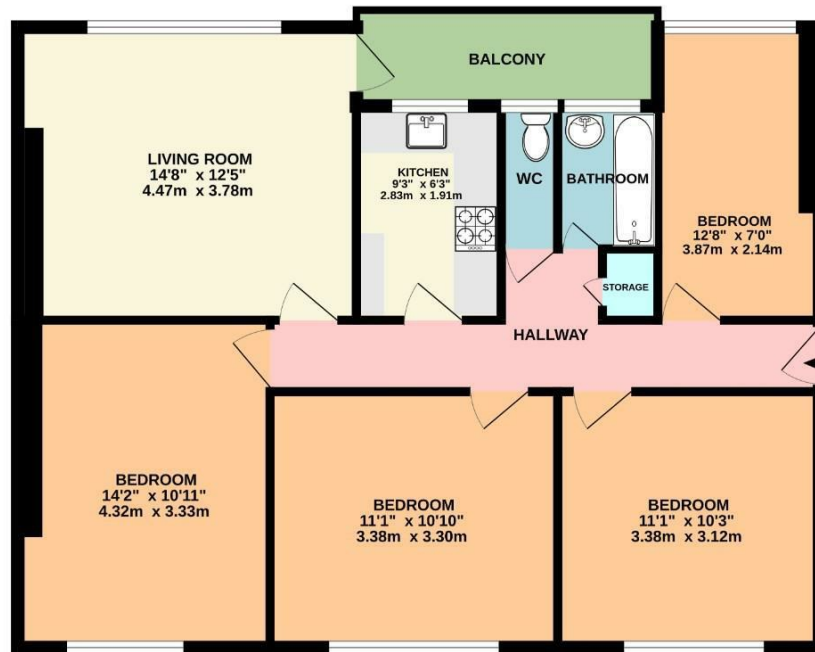
## Property Images



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FOURTH FLOOR  
910 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA : 910sq.ft. (84.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	64
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

## Map



## Details

Type: Flat - Purpose Built Beds: 4 Bathrooms: 1 Reception: 1 Tenure: Leasehold

## Summary

Set within a well-maintained purpose built block and situated on the top floor this light and spacious four bedroom flat boasts over 910 sq. ft. (84 sqm.) of accommodation, herringbone parquet flooring throughout, excellent entertaining space and a private balcony.

The property is located on the top floor (fourth floor) & comprises of a dual aspect reception room with access to a private balcony, separate kitchen, master bedroom, three further bedrooms, bathroom, separate W.C. and built-in storage as well as use of the communal gardens.

Located in between Clissold Road & Stoke Newington Church Street, only moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street as well as being only a stone's throw from the wide open spaces of Clissold Park and Clissold Leisure Centre.

Transport links include, Canonbury Station (Overground), Stoke Newington Station (Overground), Manor House Station (Piccadilly Line) and a wide variety of bus routes into The City and West End.

## Features

- Four bedrooms • Top floor (fourth floor) • Herringbone parquet flooring • Sought-after location • Moments from Clissold Park • Close transport links