



Fountayne Road, London, N16

- Chain free
- Private garden
- Close to transport links
- Ground floor
- One bedroom apartment
- Quiet street

Price £375,000



Tenure: Leasehold

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DESCRIPTION

Offered to the market chain free and arranged over the ground floor of a private block is this spacious one bedroom apartment boasts over 580 sq. ft. (54 sqm.) of internal accommodation.

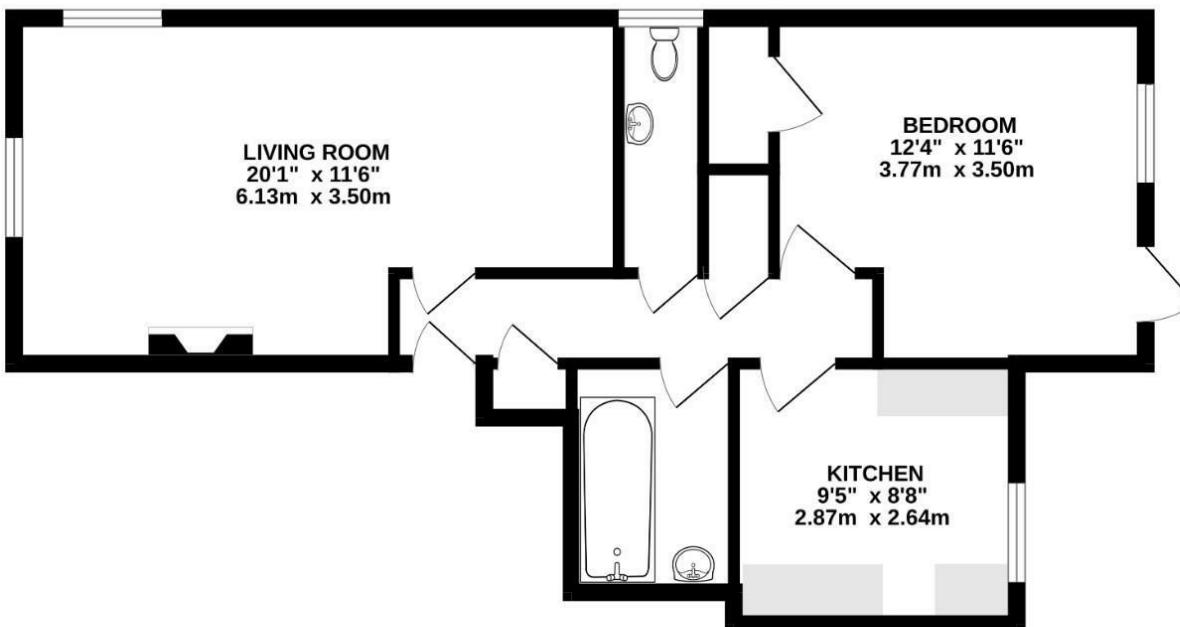
Available to view by appointment only, the property requires modernisation and comprises of a 20 foot (6 meter) reception room with ample light, separate kitchen, private garden, master bedroom, bathroom, separate W.C., ample storage, the property further benefits from private off-street parking.

Fountayne Road is a quiet, tree-lined road, located moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, High Street and Clapton as well as being within close proximity to the stunning Springfield Park. Transport links include, Stoke Newington Station (Overground), Clapton Station (Overground) and a wide variety of bus routes into The City and West End.



GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.

Council Tax: B



TOTAL FLOOR AREA : 584sq.ft. (54.3 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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Viewing

Please contact our Hunters Stoke Newington Office on 020 7249 7499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16

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Tel: 020 7249 7499 Email:

<https://www.hunters.co.uk>



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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	
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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

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