



Flat 28 Brownswood Road, London, N4

Offers In Excess Of £500,000

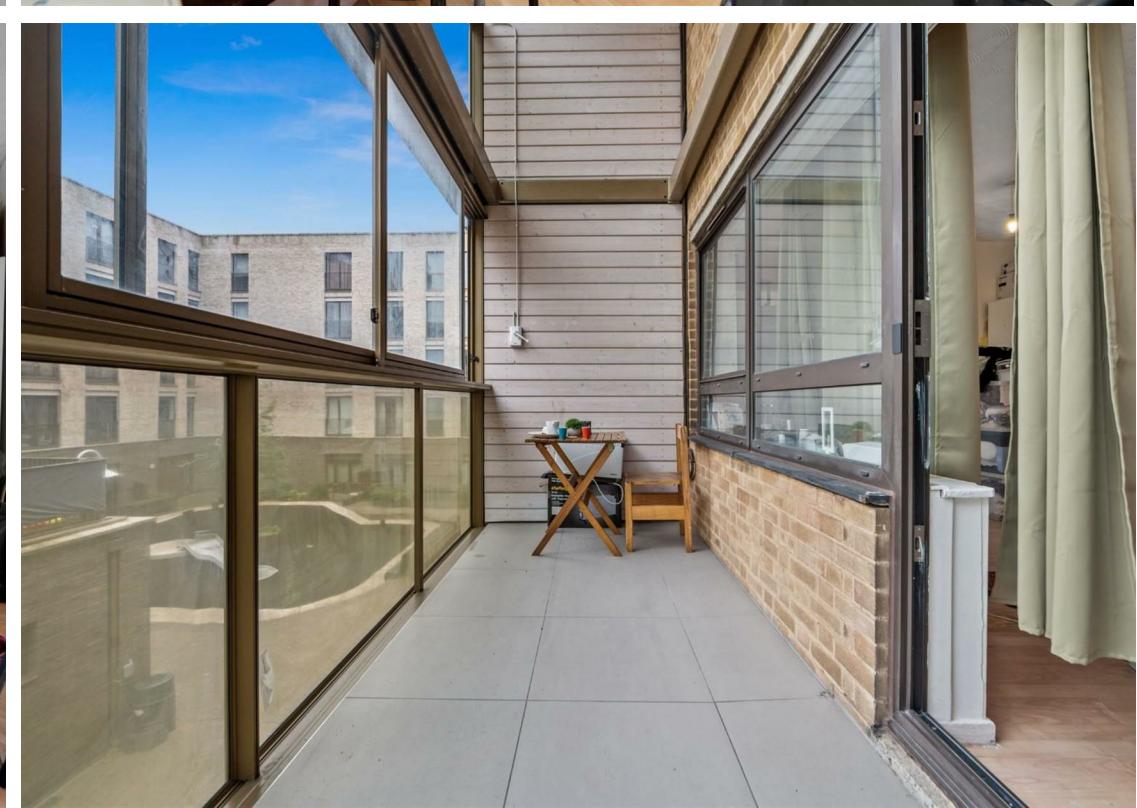
HUNTERS®

HERE TO GET *you* THERE

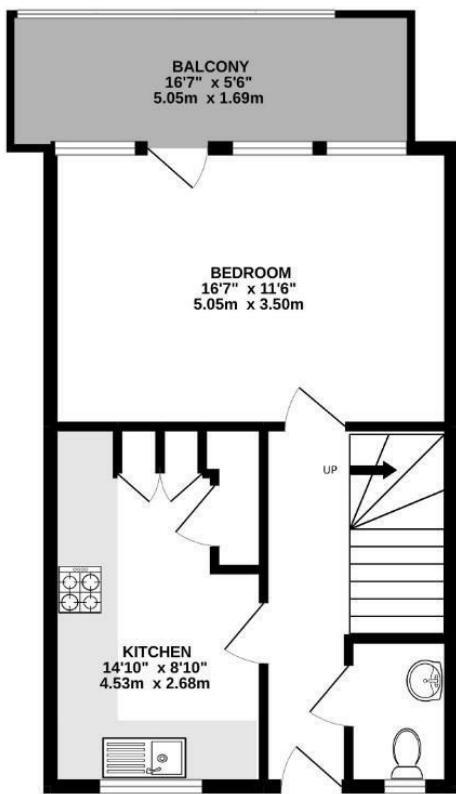
An amazing opportunity for first time buyers, young professionals or a young family desiring to be close to Central London, this property boasts a spacious 3 bedroom second floor maisonette with a large east-facing sunny balcony. Located close to both Finsbury Park station (1.1km / 0.7 miles) and Manor House (1km / 0.7miles), you can be at King's Cross station in 20 minutes and Oxford Circus in 25 minutes. Canonbury and Stoke Newington Overground stations provide excellent transport links to The City and trendy Dalston.

Amenities such as supermarkets, nurseries, gyms and doctors surgeries, are all within walking distance. Also close by is Stoke Newington's pedestrianised Church Street which is home to lovely coffee shops, cafes and pubs, giving a lovely village feel perfect for a Sunday stroll.

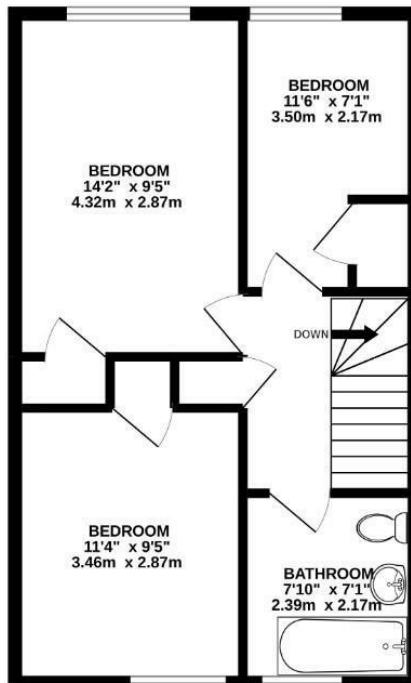
The flat is close to a number of exceptional outdoor spaces; less than a 5 minute walk away is Clissold Park with it's animal enclosures and free outdoor exercise classes. A 10 minute walk leads you to Finsbury Park with access to the beautiful Parkland Walk. The West Reservoir is 5 minutes away where you can do open water swimming, rock climbing and kayaking, or just take a stroll around the wetlands with a barrister poured coffee.



SECOND FLOOR



THIRD FLOOR



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 | 77 | 77 |
| (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.

Viewing

Please contact our Hunters Stoke Newington Office on 0207 2497 499 if you wish to arrange a viewing appointment for this property or require further information.

TOTAL FLOOR AREA : 937sq.ft. (87.1 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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