



**Holmleigh Road Estate, , London, N16 5QF**

**Price £225,000**



# Holmleigh Road Estate, , London, N16 5QF

## DESCRIPTION

Available to view by appointment only, this one-bedroom apartment is situated on the second floor of a purpose-built block. The property offers a bright and spacious reception room, separate kitchen, double bedroom, bathroom and ample storage throughout.

Holmleigh Road is a quiet residential street just off Stamford Hill (A10), well placed for access to local schools, amenities, and shopping facilities. The many bars, restaurants, and coffee houses of Stoke Newington Church Street and High Street are also close by, along with the open green spaces of Clissold Park.

Excellent transport links are within easy reach, including Stamford Hill Overground Station, Manor House Underground Station (Piccadilly Line), and numerous bus routes providing quick access into the City and West End.

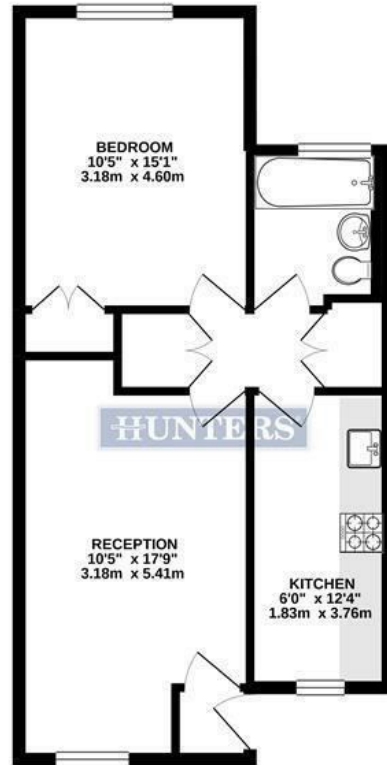
We are acting in the sale of the above property and have received an offer of £225,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place





2ND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 501 sq ft. (46.5 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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### Viewings

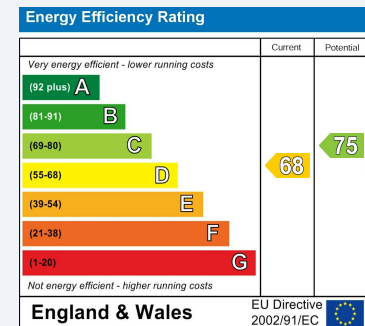
Please contact [Hunters.ManagementStokeNewington@hunters.com](mailto:Hunters.ManagementStokeNewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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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