



Southwell House, London, N16

Price £375,000

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Southwell House, London, N16

DESCRIPTION

Available for viewing by appointment only, this stunning one-bedroom apartment is presented in excellent condition throughout and offers a perfect blend of modern style & comfort.

Situated on the first floor (with lift access) and offering almost 500 sq. ft. (45 sqm.) of well-designed living space, the apartment boasts high-quality fixtures & fittings and a bright, welcoming atmosphere.

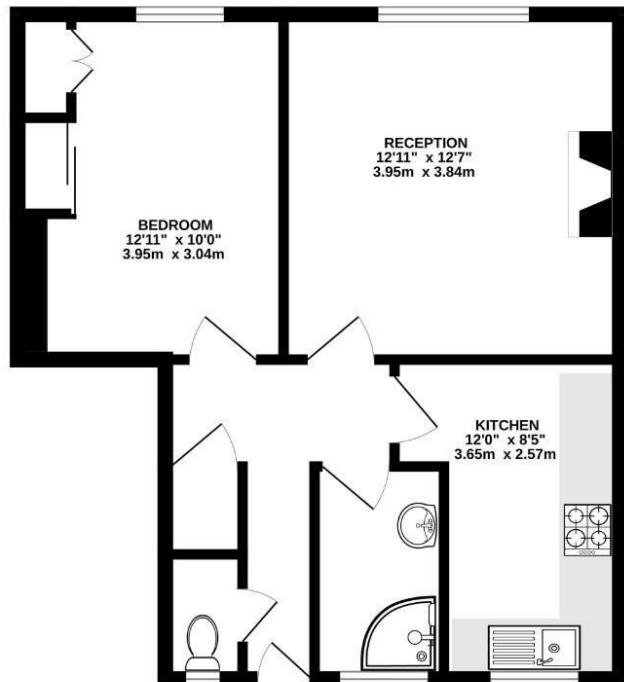
The property features a spacious reception room, a separate fully equipped, modern kitchen, a contemporary bathroom, a separate W.C., and plenty of built-in storage throughout.

Southwell House is situated in the Mayville Estate, located just moments away from the vibrant Newington Green, trendy Dalston offering an array of bars, restaurants, and coffee shops. Excellent transport links are easily accessible, including Dalston Kingsland and Junction Stations (Overground), Canonbury Station (Overground), as well as numerous bus routes providing swift connections to The City and West End.





FIRST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA - 496 sq.ft. (46.1 sq.m.) approx.
Whilst every attempt has been made to measure the property accurately, the figures contained herein, measurements of doors, windows, rooms and any other items are approximate only. The vendor, seller, lessor or owner is not responsible or liable 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 is given as to their operation or efficiency can be given.
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Viewings

Please contact hunters.stokenewington@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.

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		77	81
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.