



Campion House, London, N16

Offers In Excess Of £425,000



Campion House, London, N16

DESCRIPTION

Offered to the market chain free and set within a well-maintained purpose built block, this light and airy two bedroom apartment boasts over 640 sq. ft. (59 sqm.) of internal accommodation, excellent entertaining space, south facing balcony and its own entrance.

Available to view by appointment only, the property is located on the ground, comprising of reception room with access to a private balcony, separate kitchen, master bedroom, double guest bedroom, bathroom, separate W.C. and ample storage throughout.

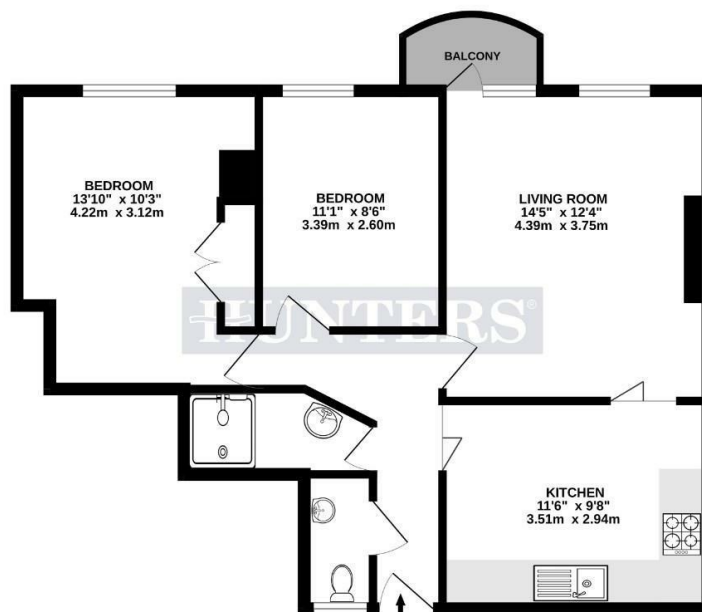
Campion House is situated in the Mayville Estate, located just moments away from the vibrant Newington Green, trendy Dalston offering an array of bars, restaurants, and coffee shops. Excellent transport links are easily accessible, including Dalston Kingsland and Junction Stations (Overground), Canonbury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

- Chain free
- Two bedrooms
- Balcony
- Good condition
- Ground floor
- Own entrance
- Close to local amenities
- Close to transport links





GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq.ft. (59.8 sq.m.) approx.
While 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 errors, omissions or misstatements. 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.
Drawn with Metreplan C3024.



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		78
(69-80) C		
(55-68) D	60	
(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.

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