



## Lewis Gardens, London, N16

- One bedroom apartment
- Good conditon throughout
- Close to local amenities
- Second floor with lift access
- Open plan living
- Close to transport links

**£350,000**

**Tenure: Leasehold**

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# Lewis Gardens, London, N16

## DESCRIPTION

Available to view by appointment only, this recently refurbished one-bedroom apartment is ideally located in a quiet residential development, just moments from a range of local amenities. Offering almost 500 sq. ft. (46 sqm.) of living space, the property is situated on the second floor (with lift access) of a well-maintained, purpose-built building.

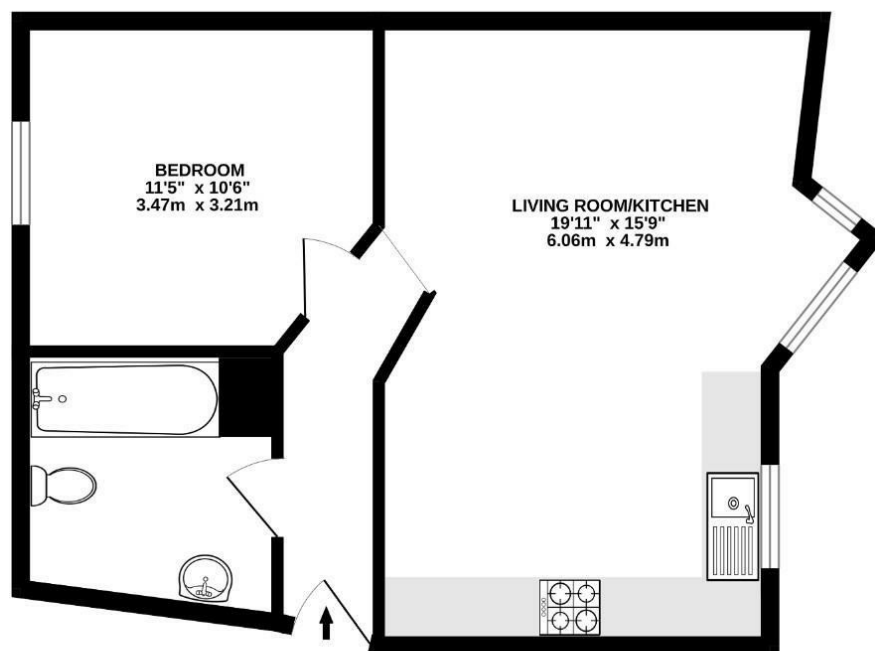
The apartment features a bright, modern open-plan kitchen/reception room with stylish hardwood flooring, spacious master bedroom and modern bathroom.

Lewis Gardens is a quiet cul-de-sac just off Stamford Hill, conveniently located near the vibrant bars, restaurants, and cafés of Stoke Newington, Clapton and the expansive green spaces of Springfield Park.

Transport links include Stamford Hill Station (Overground), Manor House Underground Station (Piccadilly Line), Seven Sisters Underground Station (Overground & Victoria Line) and South Tottenham Station (Overground), and a variety of bus routes offering easy access to both the City and West End.



SECOND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



BEDROOM  
11'5" x 10'6"  
3.47m x 3.21m

LIVING ROOM/KITCHEN  
19'11" x 15'9"  
6.06m x 4.79m

TOTAL FLOOR AREA : 499sq.ft. (46.4 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.c>



Council Tax: C

## 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>	<b>82</b>	<b>82</b>	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

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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