

# HUNTERS®

HERE TO GET *you* THERE

Clonbrock Road, London, N16

Asking Price £400,000

Property Images



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## Property Images

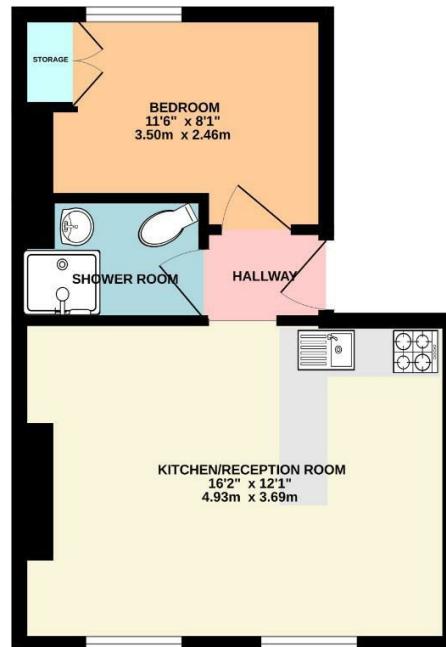


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## Floorplan

FIRST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



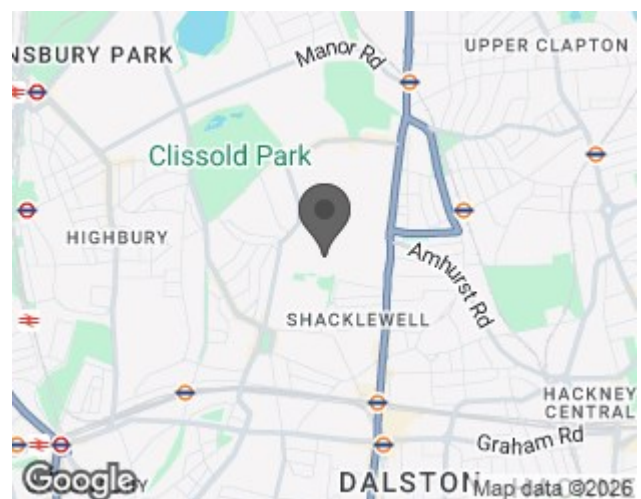
TOTAL FLOOR AREA: 339 sq.ft. (31.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
Made with Metropix (C)2025



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: Flat - Conversion Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

## Summary

Offered to the market chain free and set on the first floor of an attractive period conversion, this one-bedroom apartment offers character and natural light in the heart of Stoke Newington.

The accommodation extends to approximately 339 sq ft (31.5 sq m) and comprises an open-plan kitchen/reception room with large sash windows, allowing plenty of natural light into the main living space. The kitchen is neatly arranged and open to the reception area.

The bedroom is positioned to the rear of the property, providing a quieter and more private sleeping space and a tiled bathroom is accessed off the hallway.

The property retains a number of period features, including sash windows and high ceilings, adding character and warmth throughout.

Clonbrock Road is a tree-lined residential street well placed for the many bars, restaurants and coffee houses of Stoke Newington Church Street, Newington Green and nearby Dalston. Butterfield Green and the wide open spaces of Clissold Park are also within easy reach.

Transport links include Canonbury (Overground), Dalston Kingsland and Dalston Junction (Overground), as well as a variety of bus routes providing easy access into The City and West End.

## Features

• Chain free • Period conversion • One bedroom • First floor • Open plan • Close to Church Street • Close to Clissold Park • Excellent transport links