



**Queen Elizabeth Close, London, N16**

**Price £525,000**





# Queen Elizabeth Close, London, N16

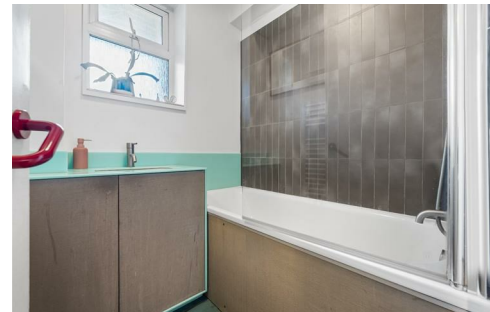
## DESCRIPTION

Set on fifth floor (with lift access) of a well-maintained purpose built block and overlooking Clissold Park, this fantastic two bedroom apartment boasts over 730 sq. ft. (67 sqm.) of internal accommodation and a private South-West facing balcony.

Available to view by appointment only, the property has been recently refurbished and comprises, large reception room with access to private balcony with views of Clissold Park, separate kitchen/dining room, master bedroom, double guest bedroom, modern bathroom, separate W.C., ample storage and the use of a large communal garden.

Queen Elizabeths Close, is located moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street & Finsbury Park and the wide open spaces of Clissold Park. Transport links include, Finsbury Park Station (National Rail, Thameslink, Piccadilly & Victoria Lines), Arsenal Station (Piccadilly Line), Manor House Station (Piccadilly Line) and a variety of Bus routes into The City & West End.

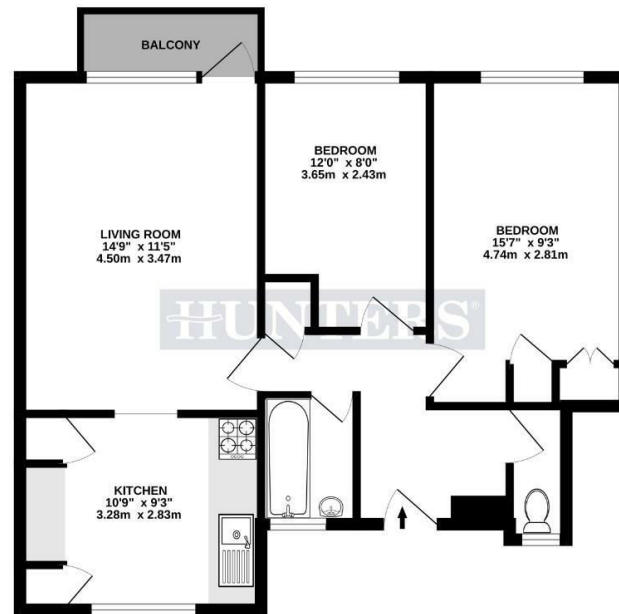
- Fifth Floor (with lift access)
- Views of Clissold Park
- Two Bedrooms
- Excellent condition
- Private Balcony
- Communal Garden
- Close to Local Amenities
- Close to Transport Links







FIFTH FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731sq.ft. (67.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	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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