

Council Tax Band - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



£390,000

Leasehold

- Beautiful One Bedroom Flat
- Within Short Walk of Transport Links
- Immaculately Presented
- Large Kitchen/Lounge
- 506 Sq. Ft
- Chain Free Availability



About The Property...

This beautifully presented one bedroom flat is situated within a small residential block on Bouverie Road - an highly sought after location, placed within short walking distance of both Stoke Newington Church Street's popular offering of amenities, in addition to being within close proximity of Clissold Park and excellent transport links into The City & West End with both Stoke Newington overground and Finsbury Park (Piccadilly Line) both within short walking distance .

Set on the top floor (third floor) , the property benefits from welcoming entrance hallway with convenient storage and leading into bright and spacious accommodation, offering a wonderful open plan kitchen/lounge with dining space, featuring ceiling height windows and Juliet balcony, followed by a generously sized bedroom, and a fully fitted bathroom. There is also the added benefit of access to secure bike storage to the rear of the building.

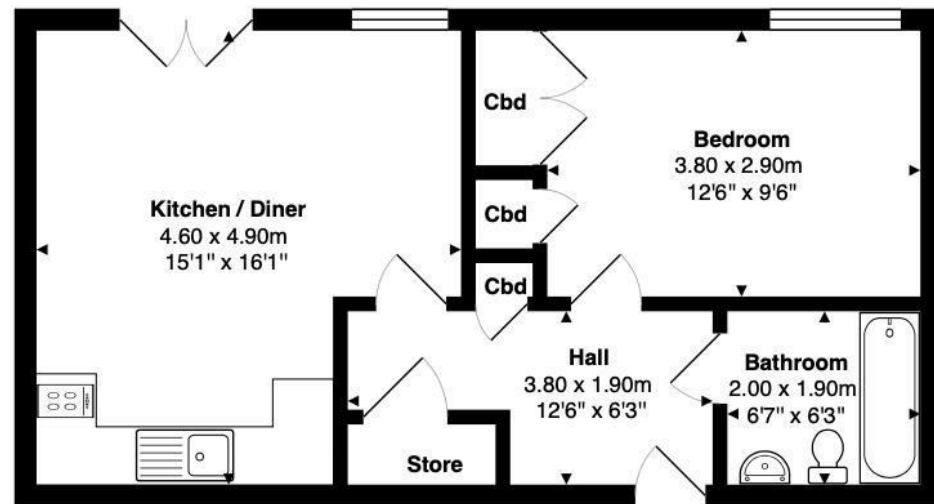
Key Information

Leasehold -107 years remaining

506 Sq. Ft

Service Charge - £1,670 p/a , includes Building Insurance

Property is also available on 50% shared-ownership basis , for £195,000 with stair-casing option and monthly rental proportion at £554.52



Total Area: 47.0 m² ... 506 ft²

All measurements are approximate and for display purposes only

