



## PIANO LANE, STOKE NEWINGTON, N16

### 3 BED APARTMENT

**£900,000**  
LEASEHOLD

This stunning modern split-level apartment offers an exceptional combination of space, style and privacy, set within a secure gated development moments from the open green spaces of Clissold Park and the vibrant amenities of Stoke Newington Church Street.

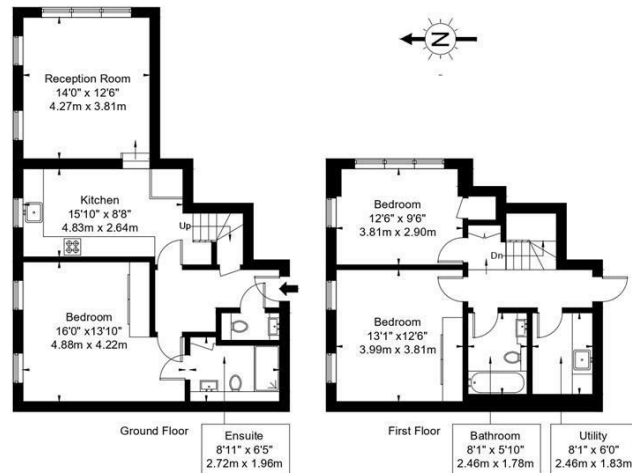
Extending to over 1,223 sq ft of beautifully arranged internal accommodation, the property features three generous double bedrooms, including a luxurious principal bedroom with en-suite bathroom, and provides a rare sense of seclusion and tranquillity rarely found so close to such a thriving neighbourhood.

The heart of the home is the impressive open-plan living and dining space, enhanced by double-height ceilings and expansive double-glazed windows that flood the apartment with natural light and create a striking sense of volume. The contemporary fully fitted kitchen is finished to a high standard with modern appliances, fixtures and fittings, seamlessly integrated for both everyday living and entertaining. A separate utility area, along with extensive built-in storage

**Hemmingfords**

## Piano Lane, N16 9BL

Approx Gross Internal Area = 113.7 sq m / 1223 sq ft



Ref :

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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

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/tenants are advised to recheck the measurements

Hemmingfords Sales  
34 Upper Street  
London  
N1 0PN

02038907470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

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