



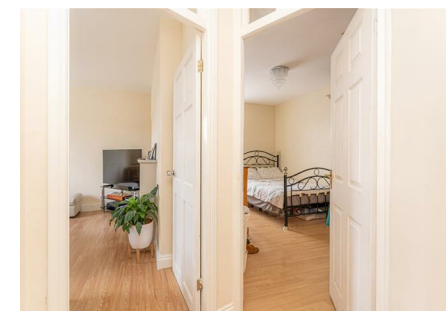
Castles

ASKING PRICE

£375,000

Stamford Hill

London, N16 6QS



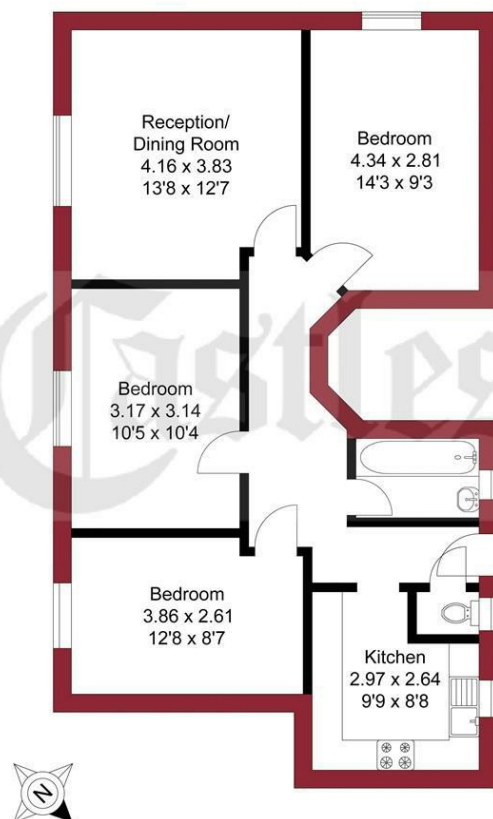
PROPERTY SUMMARY

Castles Estate Agents are pleased to offer this three-bedroom apartment nestled in Brecon House, Stamford Hill offering over 700 sq ft of living space. The property features three generously sized double bedrooms, bespoke kitchen providing ample space. The property has wooden flooring, while the large living room is an ideal space to unwind. The property also benefits from a modern family bathroom. Stoke Newington and Stamford Hill is ideally situated to the offerings of the popular Stoke Newington Church Street with numerous amenities on your doorstep. It's within proximity to the green open spaces like Abney Park, Springfield Park & Clissold Park. There are excellent transport links to The City and West End with numerous good bus routes and trains to Liverpool Street from Stoke Newington station (Overground) and beyond.





APPROXIMATE GROSS INTERNAL AREA
72.20 sqm / 777.15 sqft



FOURTH FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY

A guide to the area

AREA GUIDE TEXT



Flat

Leasehold

Council:

Council Tax Band: C

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

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



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OFFICE DETAILS

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| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) 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 | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |