



## Shelford Place, , London, N16 9HS

- Three bedroom apartment
- 775 sq.ft of internal space
- Access to Church Street
- Opposite Clissold Park and within a cul de sac
- Balcony

**Offers In Excess Of £600,000**



# Shelford Place, , London, N16 9HS

## DESCRIPTION

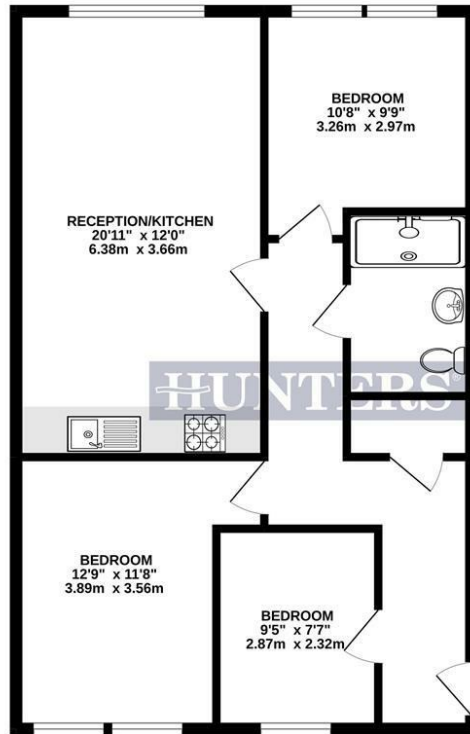
**\*\* Attractively Priced\*\*** A very well located three bedroom apartment, situated on a cul-de-sac directly off Stoke Newington Church Street and opposite the popular open space of Clissold Park. Set on the first floor of a modern, well maintained building and spanning over a generous 775 sq.ft, the apartment benefits from three good sized bedrooms, a 20ft open plan kitchen/reception, family bathroom suite and a balcony. The property benefits from a long lease and is presented in good decorative order.

Shelford Place is well located; situated off Church Street, with independent shops, bars and restaurants right on the door step. Clissold Park is opposite, making a popular picnic spot amongst locals in the warmer months and a great place to spend time with family or friends. Connections into the City and Central London couldn't be simpler, either, with the numerous bus links that run along Church Street, Green Lanes and Albion Road all readily available.





FIRST FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 775sq.ft. (72.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description 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.  
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### Viewings

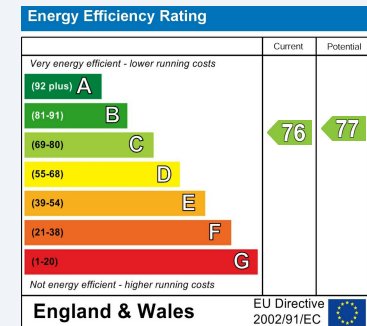
Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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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