



## Stamford Hill, London

- Chain Free
- Two Bedrooms
- Ground Floor
- Close to Transport Links

**Price £350,000**

**Tenure: Leasehold**

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# Stamford Hill, London

## DESCRIPTION

Available chain free, this fantastic two bedroom apartment is available to view by appointment only, the apartment boasts over 620 sq. ft. on internal accommodation and comprises, spacious reception room, separate kitchen, master bedroom, double guest bedroom, bathroom and storage.

Situated on Stamford Hill, the property is located moments from the many bars, restaurants, coffee houses of Stoke Newington, transport links include Stoke Newington Station (Overground), Stamford Hill Station (Overground), Rectory Road Station (Overground) and a wide variety of bus routes allowing easy access into The City and West End.

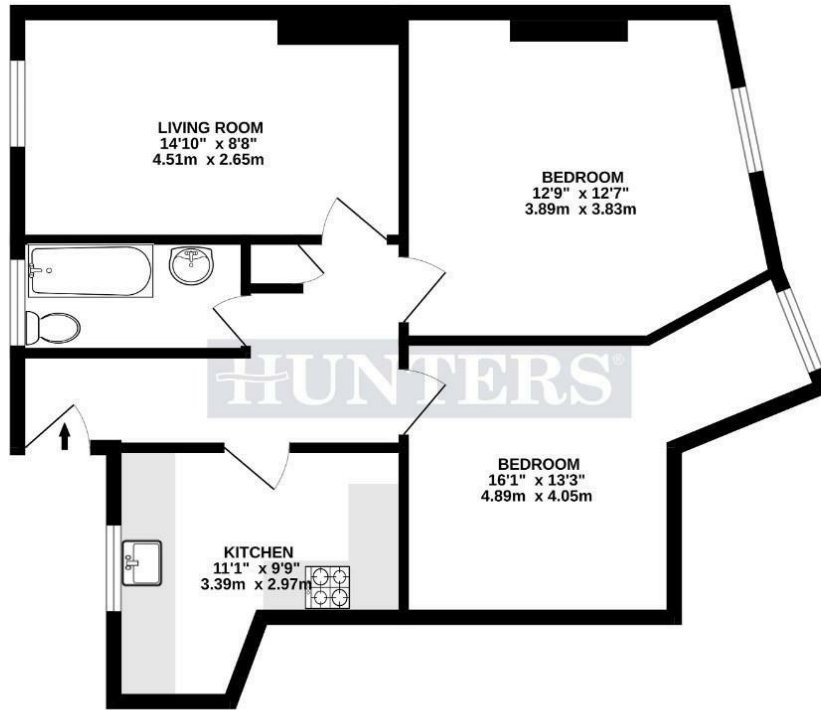
Hunters Estate Agents are now in receipt of an offer for the sum of £320,000 for Flat 1, Laindon House, Stamford Hill N16 6XP.

Anyone wishing to place an offer on the property should contact Hunters Estate Agents, 185 Stoke Newington Church Street N16 0UL 020 7249 7499 before exchange of contracts.





GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA - 623 sq.ft. (57.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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### Viewing

Please contact our Hunters Stoke Newington Office on 0207 2497 499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16

OUL

Tel: 0207 2497 499 Email:

<https://www.hunters.c>



Council Tax: B

## 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		Environmental Impact (CO <sub>2</sub> ) 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			
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		England & Wales
			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

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