

## Osbaldeston Road, , London, N16 6NP

- A two bedroom ground floor apartment and a separate undeveloped one bedroom basement flat
- Sold with new 99 year leases
- Close to Stoke Newington BR station
- Sold Chain Free

**£900,000**





# Osbaldeston Road, , London, N16 6NP

## DESCRIPTION

**\*\* Investment/Development Opportunity \*\*** Two properties are being offered for this. The first is a ground floor apartment, offering bright and spacious accommodation throughout and entered via private street entrance into a large, welcoming hallway. With ample fitted storage and comprising of two well proportioned bedrooms - one of which benefits from fitted storage, followed by a modern fitted bathroom, and a large reception/diner with adjoining kitchen area which leads out onto a shared patio garden.

In addition to this, there is a separate self-contained on unit at basement level, offering 832 sq.ft. of internal space and with potential to redevelop according to ones own taste for either re-sale or rental income purposes. The property is sold chain free with 125 year leases.

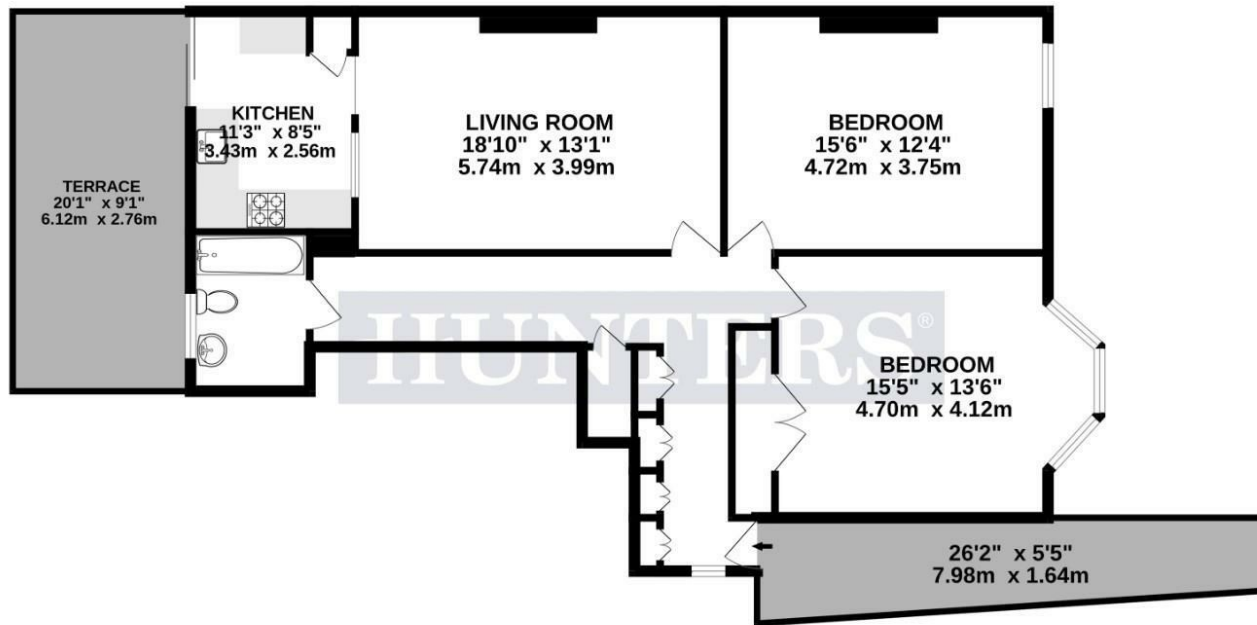








GROUND FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 1027sq.ft. (95.4 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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**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

