



## Aberdeen Park, , London, N5 2BG

- One bedroom first floor apartment
- In need of modernisation
- Garage en bloc
- Lease over 900 years
- Access to Canonbury Station (0.3 miles) & Drayton Park Station (0.5 miles)
- Close to local amenities

**Price £375,000**





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## DESCRIPTION

Available chain free and set within a well-maintained purpose built block, with a garage en block, this light and bright one bedroom apartment boasts over 450 sq. ft. of internal accommodation. The property is located on the first floor and requires modernisation, comprising of reception room, separate kitchen, master bedroom, bathroom, ample internal storage and further benefiting from a garage en bloc.

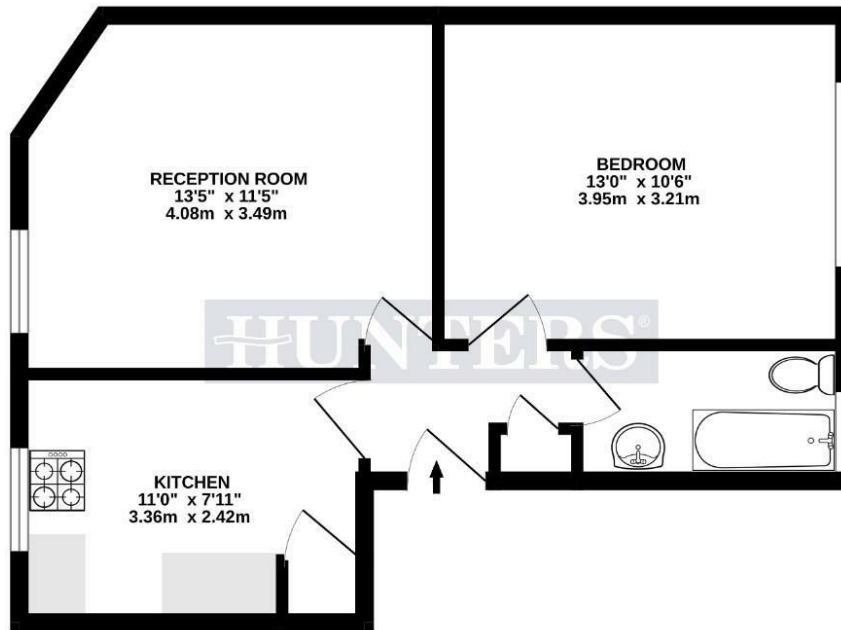
Aberdeen Park is only moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, Newington Green and Highbury Barn as well as being only across the road from the stunning Clissold Park.

Transport links include, Finsbury Park Station (Piccadilly line, Victoria Line, National Rail and Overground), Canonbury Station (Overground), Highbury & Islington Station (Victoria Line, National Rail and Overground), Arsenal Station (Piccadilly line), Drayton Park Station (Overground) and a variety of Bus routes into The City & West End are also available.





FIRST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 458sq.ft. (42.5 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.



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## 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.

