



## Selsea Place, , London, N16 8BE

- Excellent Condition
- Two Bathrooms
- Private Balcony
- Three Bedrooms
- Fourth Floor with Lift Access
- Close to Transport Links

**Price £700,000**



# Selsea Place, , London, N16 8BE - Price £700,000

## DESCRIPTION

Perfectly placed on the Stoke Newington/Dalston borders, this stunning three bedroom apartment boasts 880 sq. ft. (81 sqm.) of luxury accommodation, high end fixtures and fittings and private balcony.

Available to view by appointment only the property is situated on the fourth floor with lift access and comprises, large open plan kitchen/reception room, master bedroom with en suite, two further double guest bedrooms, modern bathroom ample storage and a private balcony.

Essence House is on Selsea place, a centrally located street, only a short walk from Dalston and Newington Green's wide range of shops, bars, restaurants and coffee houses as well being within easy walking distance from local schools & the stunning Clissold Park and Hackney Downs Park.

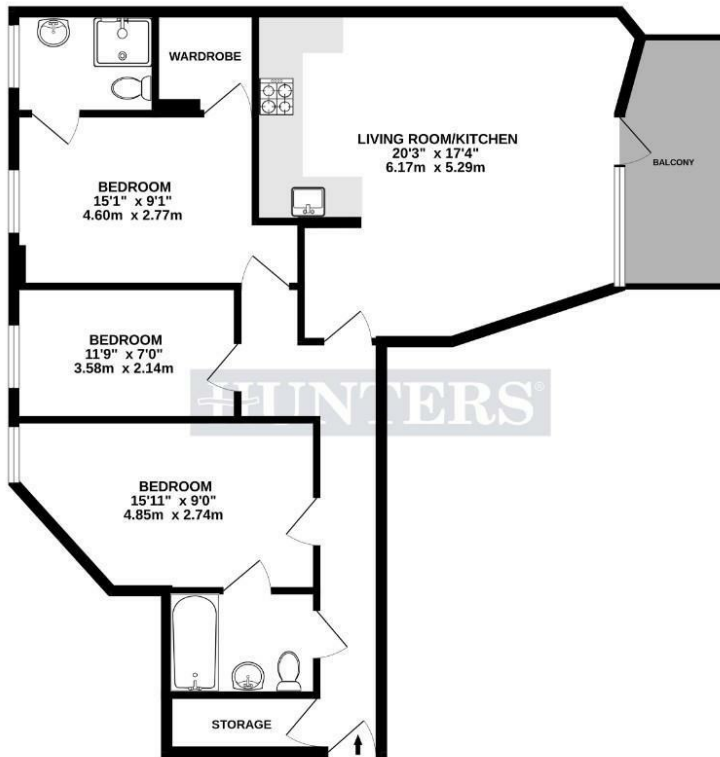
Transport links include Canonbury Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a variety of Bus routes into The City & West End.







FOURTH FLOOR  
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA: 880sq.ft. (81.8 sq.m.) approx.  
While 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>		85	85
(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.



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