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Springdale Road, London, N16

Price £625,000



Set within a stunning period building in central Stoke Newington, this fantastic one bedroom garden flat offers over 660 sq ft. of accommodation and sole use of a 67ft west facing garden.

Rarely available on the open market, this wonderful period conversion comprises, large open plan kitchen reception room with bi-folding doors, spacious bedroom extending into the bay, modern bathroom, utility area, ample storage and sole use of a 67ft west facing garden, the property further benefits from having its own entrance.

Springdale Road is a quiet residential street located moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street. Transport links include, Canonbury Station (Overground) and a variety of bus routes into The City and West End.

KEY FEATURES

- Period Conversion
 - Own Entrance
- Private 67 Foot West Facing Garden
 - Excellent Condition
 - Bi-folding Doors
 - Open Plan
- Close to Clissold Park
- Close to Church Street

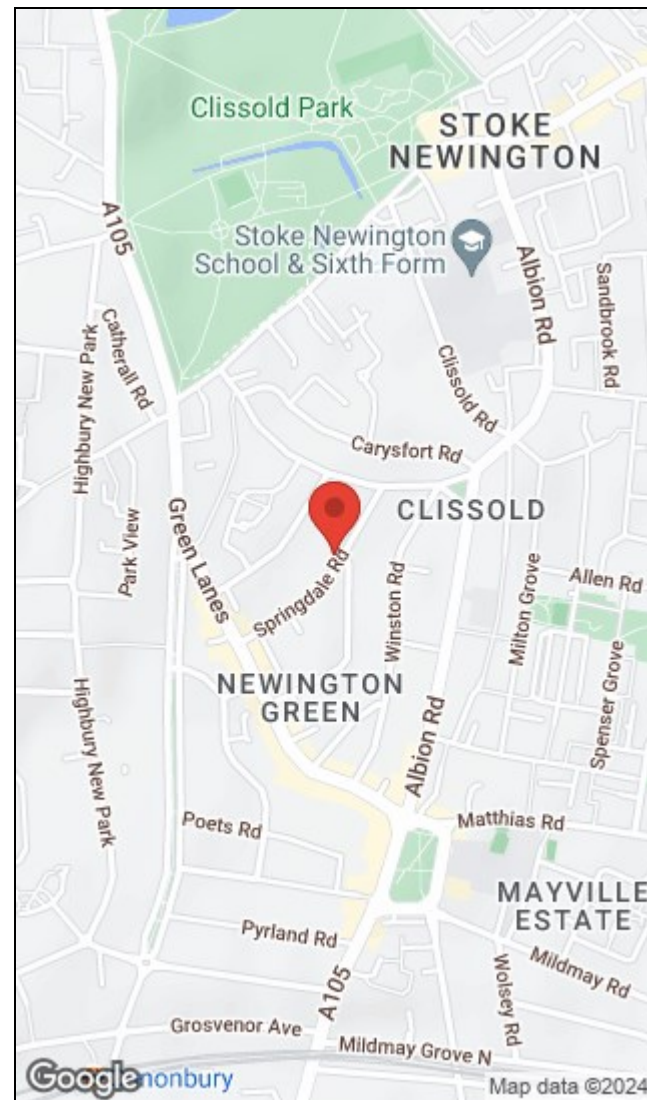








TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.1 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. This plan is 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 availability or efficiency can be given.
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Energy Efficiency 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			
		77	80
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		77	80
EU Directive 2002/91/EC			
England & Wales			

185 Church Street, Stoke Newington, London, N16 0UL | 0207 2497 499
 stokenewington@hunters.com | www.hunters.com



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