



**Church Walk, London**

**Tenure: Leasehold**

**Price £450,000**



# Church Walk, London

## DESCRIPTION

Arranged over the first floor of a well-maintained private block is this beautiful one bedroom apartment boasting 620 sq. ft. (57sqm.) of internal accommodation.

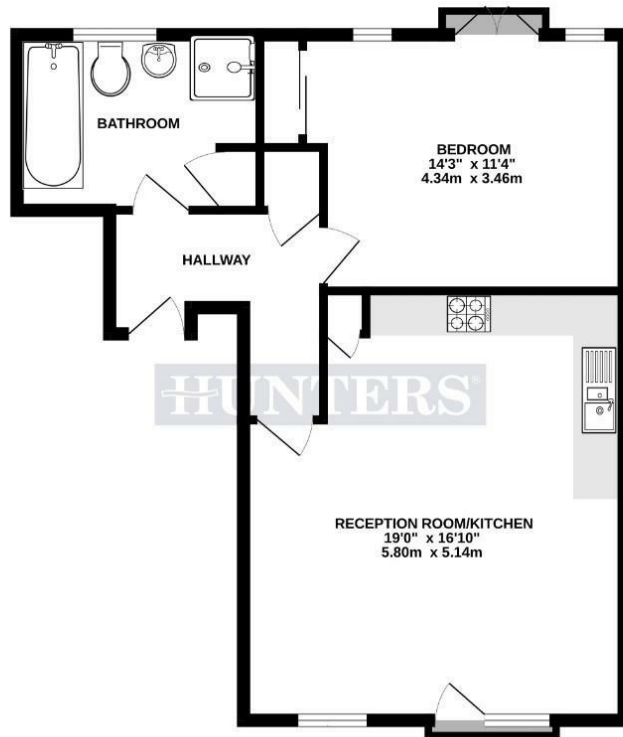
The property comprises of a 19ft open plan kitchen/reception room with a Juliet balcony, master bedroom with with built in wardrobes & a Juliet balcony, modern bathroom and ample storage throughout.

Church Walk is located just off Albion Road and Clissold Road, just moments from the many bars, restaurants, coffee houses of Stoke Newington Church Street & Newington Green and the wide open spaces of the stunning Clissold Park.

Transport links include Canonbury Station (Overground), Dalston Kingsland and Junction Stations (Overground) Arsenal Station (Piccadilly Line) and a wide variety of bus routes allowing easy access into The City and West End.



FIRST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, windows, doors 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

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Tel: 0207 2497 499 Email:

<https://www.hunters.c>



Council Tax: C

## 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 |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) A                                 |                         |  | (92 plus) A   |
| (81-91) B                                   |                         |  | (81-91) B   |
| (69-80) C                                   |                         |  | (69-80) C   |
| (55-68) D                                   |                         |  | (55-68) D   |
| (39-54) E                                   |                         |  | (39-54) E   |
| (21-38) F                                   |                         |  | (21-38) F   |
| (1-20) G                                    |                         |  | (1-20) G  |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
|   | 81                      | 85   | 81  |
| England & Wales                             | EU Directive 2002/91/EC |  | England & Wales   |
|   | EU Directive 2002/91/EC |  | 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

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE