



Saw Mill Way, London

Offers In Excess Of £290,000



Saw Mill Way, London

DESCRIPTION

Available chain free and located a stones throw from the River Lea and moments Walthamstow Wetlands, Springfield Park, and Markfield Park the property is available to view by appointment only and arranged over the first floor of a well-maintained building is this stunning one bedroom apartment boasting 597 sq. ft. (55 sqm.) of accommodation.

The property comprises of a 22 foot dual aspect open plan kitchen/reception room, master bedroom, modern bathroom and ample storage throughout.

Saw Mill Way is a residential development located moments from the many bars, restaurants and coffee houses of Stoke Newington & Clapton, the River Lea whilst the wide-open spaces of Springfield park are also located close by.

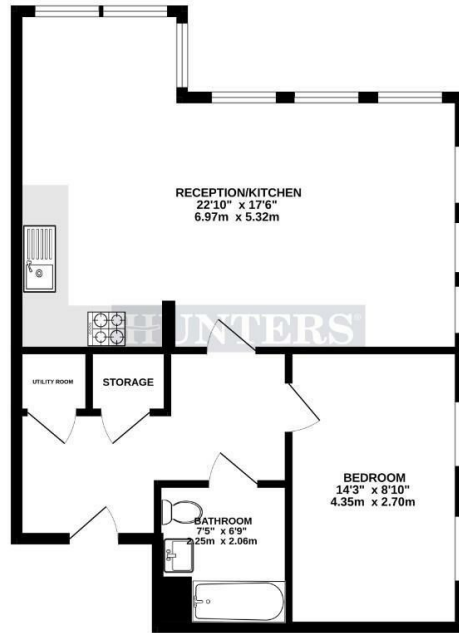
Transport links include Stamford Hill Station (Overground), Seven Sisters Station (Victoria Line & Overground) and a wide variety of bus routes into The City and West End.

- Chain free
- One bedroom apartment
- First floor
- Floor to ceiling windows
- Open plan kitchen/living room
- Ample storage
- Good condition throughout
- Quiet street
- Close to River Lea
- Close to Springfield Park





FIRST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the National Landlord's Form, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with iMeasure (2024)



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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.

0207 2497 499

185 - 187 Church Street, Stoke Newington,
London, N16 0UL

hunters.stokenewington@hunters.com