

**Matthias Road, London**

**Price £725,000**





# Matthias Road, London

## DESCRIPTION

Available to view by appointment only, is this exceptional two double bedroom, two bathroom modern apartment situated on the fourth floor.

Boasting 880 sq. ft. (81 sqm.) of internal accommodation, the property comprises large open plan kitchen/reception room with a private balcony, master bedroom with ensuite shower room, double guest bedroom, modern bathroom and ample storage throughout.

Walrond House is perfectly positioned for the many amenities and services of Stoke Newington, Newington Green and Dalston. A wide range of exceptional local shops, cafes and bars are just a short walk away. Highly regarded restaurants are within immediate reach of the property. Highlights include Primeur, Perilla, Jolene and Trangallan.

For outdoor recreation, the apartment is particularly well located for access to green spaces, with Clissold Park and Highbury fields all within walking distance, offering tennis courts, a swimming pool and cafes.

The nearest stations are Dalston Kingsland, Dalston Junction and Canonbury for London Overground services towards Liverpool Street and the City. There are also very good bus routes towards Islington and the City nearby.

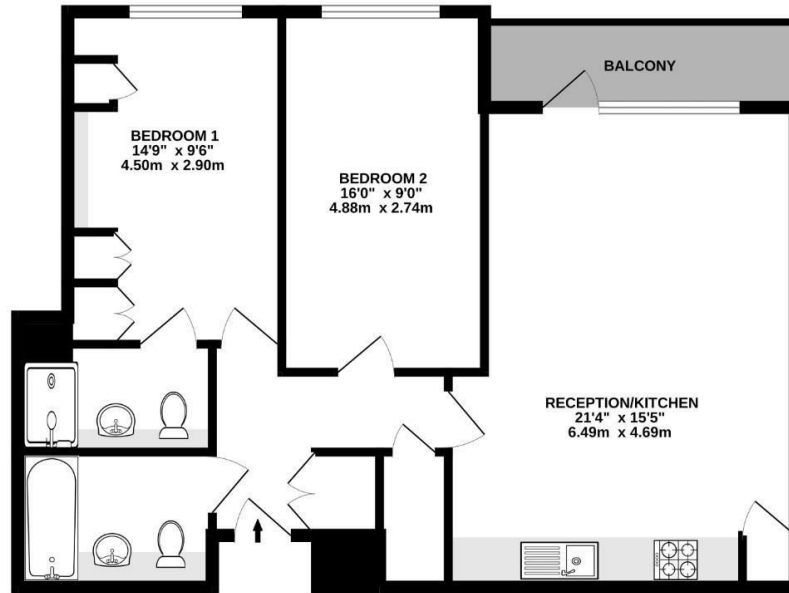
- Two bedroom, two bathroom apartment
- Private balcony
- Fourth floor
- Excellent condition
- Open plan
- Close to Newington Green, Stoke Newington & Dalston
- Close to transport links
- Communal bike storage
- CCTV cameras in the building
- Communal outdoor area







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

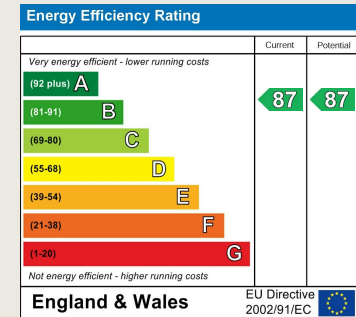


TOTAL FLOOR AREA: 880sq.ft. (81.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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## 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.



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.

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