



**Matthias Road, London**

**Price £715,000**



# Matthias Road, London

## DESCRIPTION

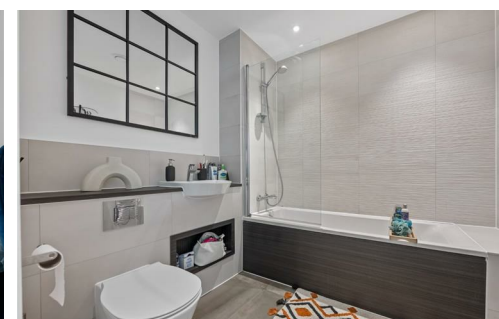
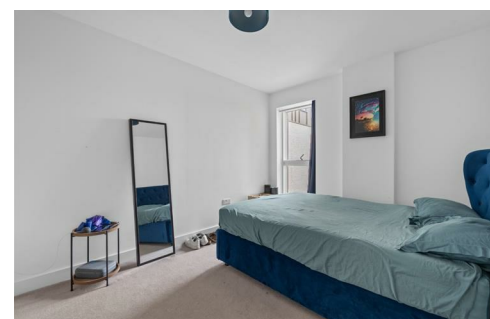
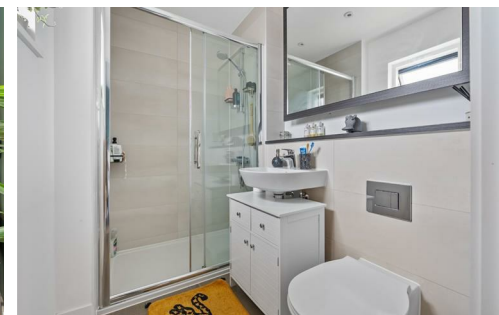
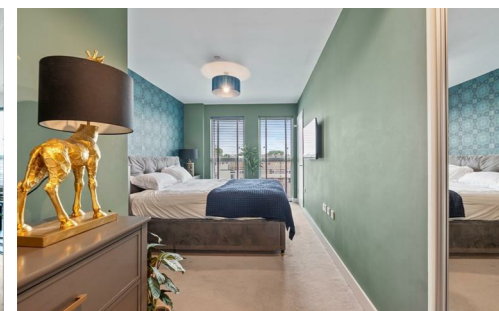
Available to view by appointment only, is this exceptional two double bedroom, two bathroom modern apartment situated on the fourth floor.

Boasting 900 sq. ft. (83 sqm.) of internal accommodation, the property comprises large open plan kitchen/reception room with a private West facing balcony, master bedroom with ensuite shower room, double guest bedroom, modern bathroom and ample storage throughout.

Walrond House is located on Matthias Road, only moments from the many bars, restaurants and coffee houses of Dalston and Stoke Newington.

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

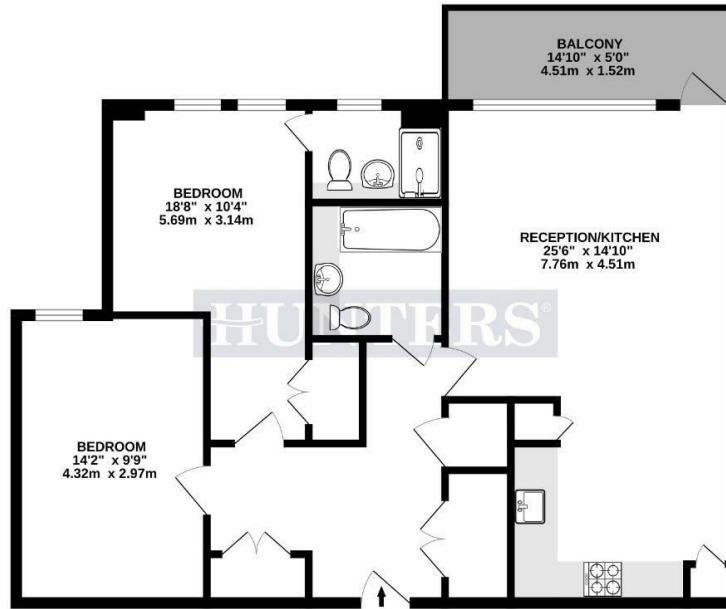
- Two bedrooms
- Private West facing balcony
- Two bathrooms
- Fourth floor
- Open plan
- Close to transport links
- Excellent condition
- Close to Newington Green, Stoke Newington & Dalston
- Communal bike storage
- Communal outdoor area







FOURTH FLOOR  
900 sq.ft. (83.6 sq.m.) approx.




TOTAL FLOOR AREA: 900sq ft. (83.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, ceilings 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.  
Made with blueprints 12024



## 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>		<b>87</b>	<b>87</b>
(81-91) <b>B</b>			
(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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