



## Clissold Crescent, London, N16

- Chain Free
- Four Bedrooms
- Open Kitchen/Reception
- Close to Church Street
- Juliet Balcony
- First Floor
- Over 1,000 sq. ft. (93 sqm.)
- Close to Clissold Crescent

**Asking Price £550,000**



# Clissold Crescent, London, N16

## DESCRIPTION

PUBLIC NOTICE Hunters Estate Agents are now in receipt of an offer for the sum of £568,000 for 6 Lashio House, Clissold Crescent, London, N16 9BD. Anyone wishing to place an offer on this property should contact Hunters Estate Agents 185 Stoke Newington Church Street, N16 0UL 020 7249 7499 before exchange of contracts.

Set within a well-maintained purpose built block, this light and spacious four bedroom flat boasts over 1,000 sq. ft. (93 sqm.) of accommodation, excellent entertaining space and a Juliet balcony.

The property is located on the first floor & comprises of an impressive open plan kitchen/reception room with doors leading to Juliet balcony, master bedroom, three further double guest bedrooms, bathroom and use of communal gardens.

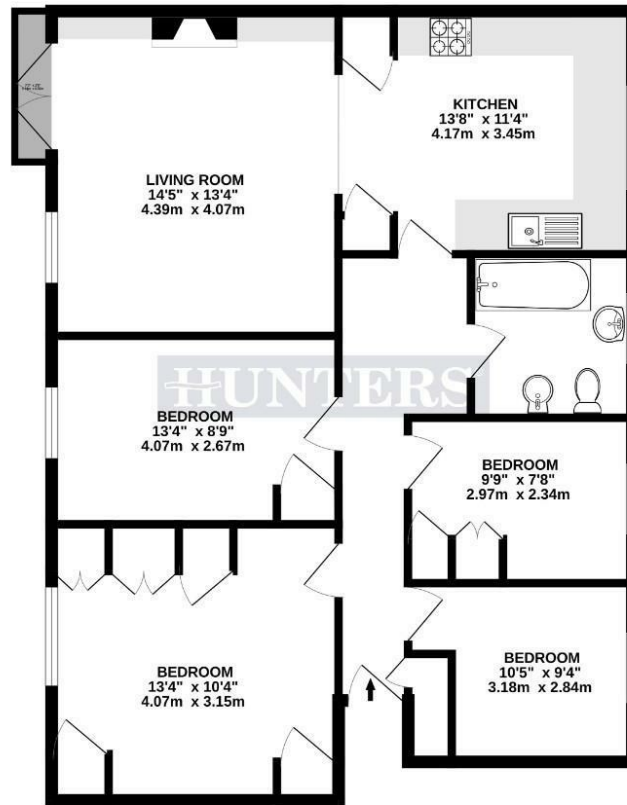
Forming part of the popular Burma Court Estate, located just off Clissold Crescent only moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street as well as being only a stone's throw from the wide open spaces of Clissold Park.

Transport links include, Canonbury Station (Overground), whilst Arsenal Station (Piccadilly Line), Dalston Kingsland & Junction Stations (Overground) are within walking distance, a variety of Bus routes into The City & West End are also available. Sold chain free.





THIRD FLOOR  
1007 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA: 1007sq.ft. (93.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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### Viewings

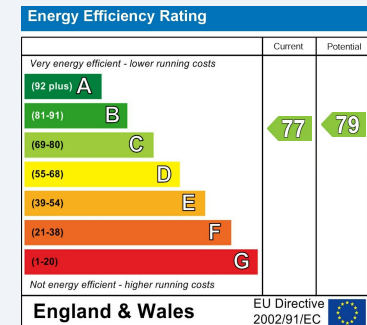
Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.

**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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