

Gibson Gardens, , London, N16 7HB

- Two bedroom apartment
- Seperate kitchen
- Close to Abney Park
- Sold Chain Free
- Presented in good decorative order
- Access to High Street and Stoke Newington Church Street amenities
- Access to Stoke Newington BR station

Asking Price £425,000



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DESCRIPTION

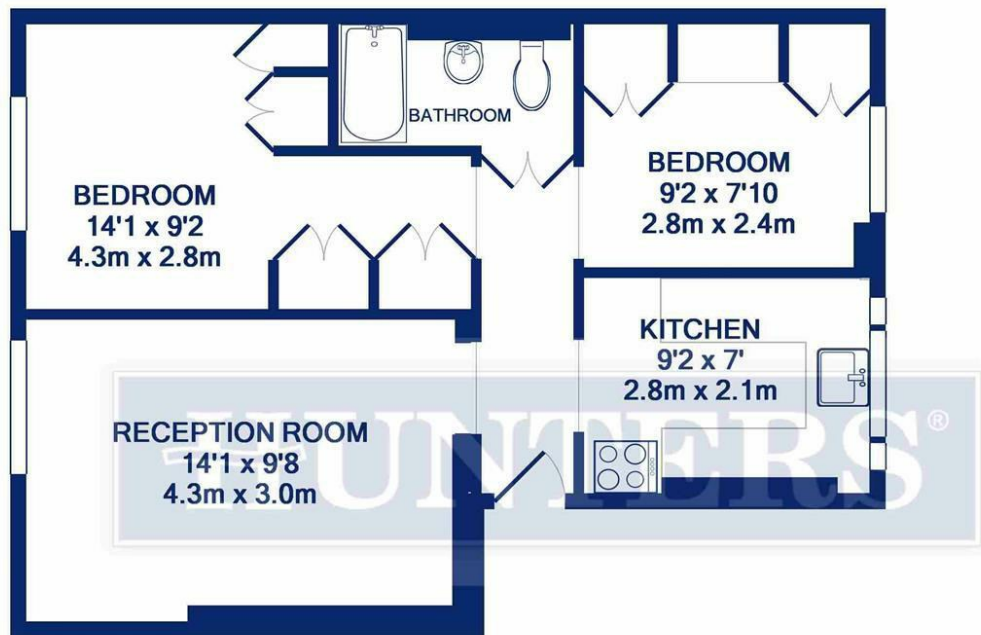
Quietly situated on a sought after, private cobble stoned street famous for Amy Winehouse Back to Black video and the movie Legend, this stunning two bedroom flat is in an excellent location.

Comprising reception room, separate galley kitchen, master bedroom, guest bedroom and a bathroom. Presented in good decorative order and offering 500 sq.ft of accommodation as well as being sold chain free.

Built circa 1880, Gibson Gardens is a quiet residential development located moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street. Transport links include, Stoke Newington Station (Overground), Rectory Road Station (Overground) and a variety of bus routes into The City and West End.







TOTAL APPROX. FLOOR AREA 499 SQ.FT. (46.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

