



## Amhurst Park, London, N16

- Chain free
- Two bedrooms
- Triple aspect reception room
- Close to Woodberry Wetlands
- Fifth floor with lift access
- Balcony
- Close to local parks
- Close to transport links

**Asking Price £350,000**



# Amhurst Park, London, N16

## DESCRIPTION

Set within a purpose built block, this light and bright two bedroom apartment boasts excellent entertaining space and a first class location. Available by appointment only and offering 732 sq. ft. (68 sqm.) of internal space. The property is situated on the fifth floor (with lift access) and comprises a light filled, triple aspect reception room with direct access to a private balcony, master bedroom, double guest bedroom, bathroom separate W.C. and ample storage.

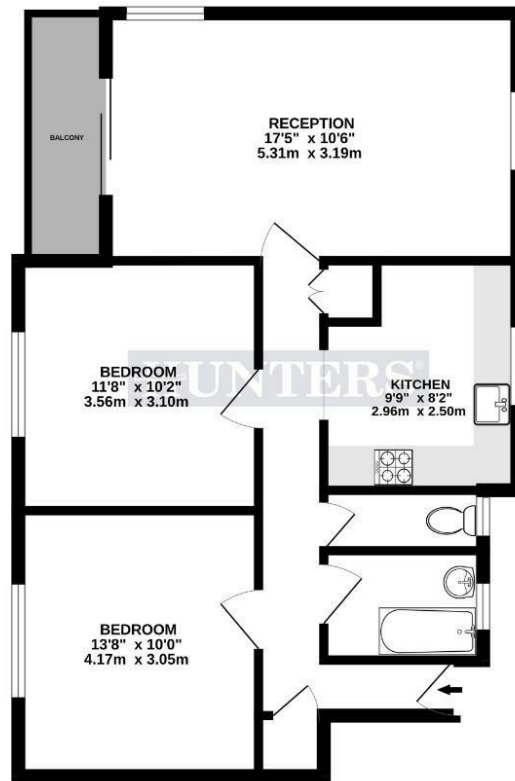
Joseph Court is situated on Amhurst Park, ideally located moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street. Transport links include, Stamford Hill Station (Overground), Manor House Station (Piccadilly Line), Seven Sisters Station (Overground & Victoria Line) and a variety of bus routes in to The City and West End.







FIFTH FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732sq.ft. (68.0 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 item 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

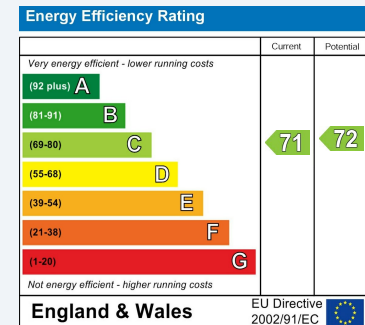
Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.