



Stoke Newington Church Street, London, N16

- Three bedroom apartment
- Reception room with bay window
- Close to transport links
- Opposite Clissold Park
- First floor (with lift access)
- Separate kitchen
- Close to local amenities
- Ample storage

Offers In The Region Of £550,000



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DESCRIPTION

Available to view by appointment only, this light and airy flat is located in a well maintained purpose built block in a sought after location and set on the first floor (with lift access) and boasts almost 700 sq. ft. (64 sq. m.) of internal accommodation. Consisting of reception with bay window, separate kitchen, master bedroom, two further double guest bedrooms, family bathroom, separate W.C. and ample storage.

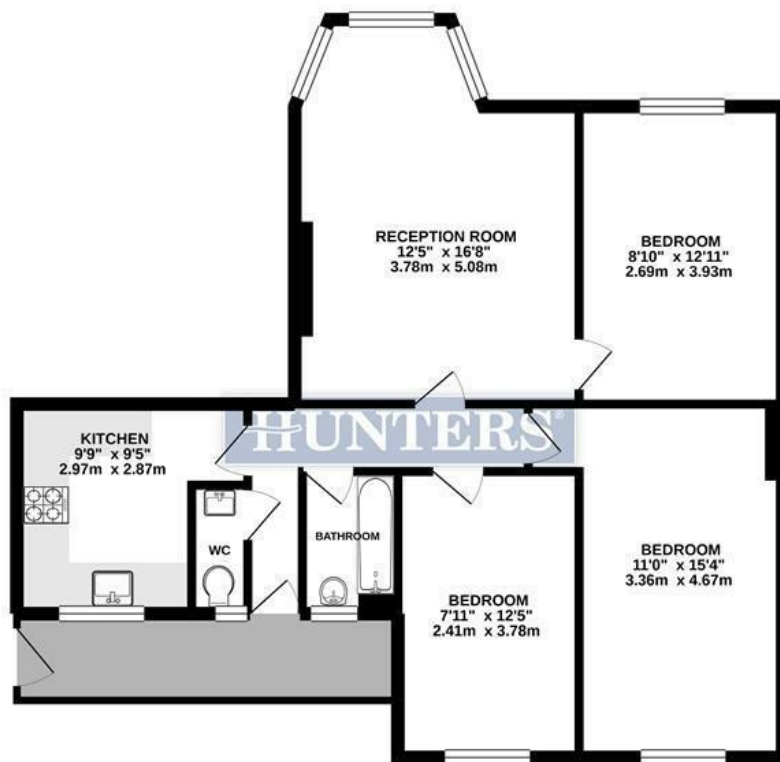
Millington House is a well maintained purpose built block located on Stoke Newington Church Street, only moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street as well as being only a stone's throw from the wide open spaces of Clissold Park and Clissold Leisure Centre.

Transport links include, Canonbury Station (Overground), Highbury & Islington Station (Overground & Victoria Line), Manor House (Piccadilly Line) and a variety of bus routes in to The City & West End.





1ST FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 8762sq ft. (814.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.
Made with Metrix 10/200



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		69	80
		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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