



## Nevill Road, London, N16

- Chain free
- In need of updating
- Close to Church Street
- One bedroom
- First floor
- Close to Clissold Park

**Asking Price £215,000**

**Tenure: Leasehold**

**HUNTERS®**  
HERE TO GET *you* THERE



# Nevill Road, London, N16

## DESCRIPTION

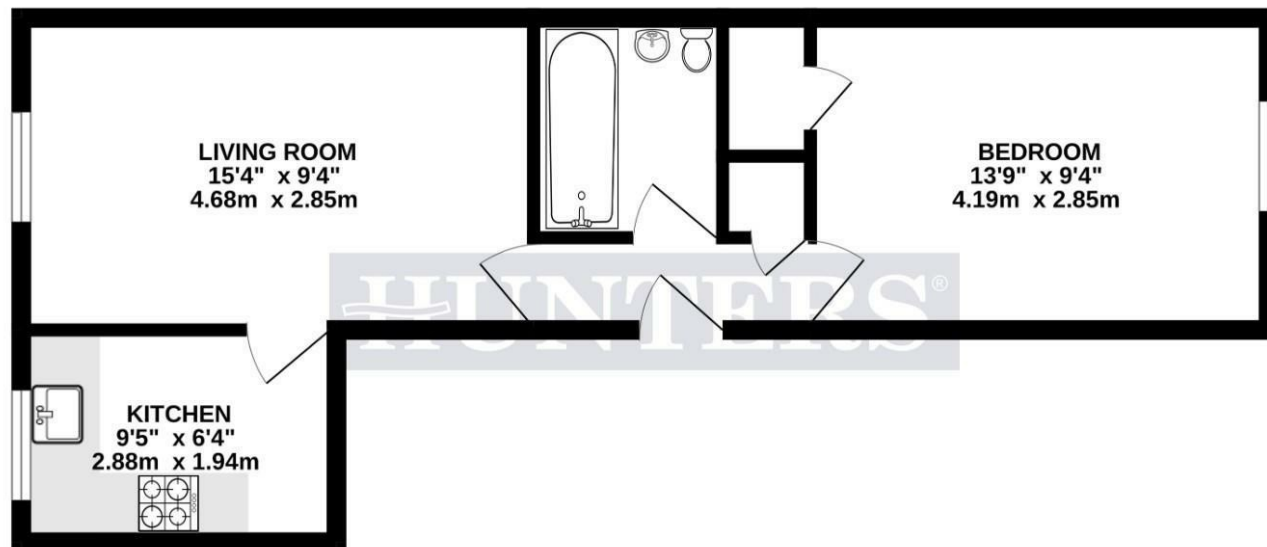
Available chain free and to view by appointment only and ideally positioned on a quiet residential road, within walking distance of Clissold Park and Church Street, is this one bedroom apartment boasting over 430 sq. ft. (40 sqm.) of internal accommodation. Set on the first floor of a purpose-built apartment building, the property benefits from a light filled, reception room, kitchen, master bedroom, bathroom and ample storage throughout.

Nevill Road is a quiet residential street located moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street and a short walk from the wide open spaces of the stunning Clissold Park. Transport links include Stoke Newington Station (Overground), and a variety of Bus routes into The City & West End.

Hunters Estate Agents have been informed the property has a provisions restricting occupancy of the property to female tenants over the age of 60 or male tenants over the age of 65.



Council Tax: C



TOTAL FLOOR AREA : 431sq.ft. (40.0 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 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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## Viewing

Please contact our Hunters Stoke Newington Office on 020 7249 7499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16

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Tel: 020 7249 7499 Email:

1 <https://www.hunters.c>



# 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+plu) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-25) G		
Not energy efficient - higher running costs		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+plu) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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

