



**Carysfort Road, London**

**Price £850,000**





# Carysfort Road, London

## DESCRIPTION

Located in the heart of Stoke Newington, this light & airy three bedroom flat is set within a stunning period conversion offering over 1,000 sq. ft. (93 sqm.) of internal accommodation.

Available to view by appointment only, the property is situated on the top two floors, and is comprised of a large reception room to the front with a bay window, separate kitchen, master bedroom, two further double guest bedroom, modern bathroom, the property is being sold with a share of freehold.

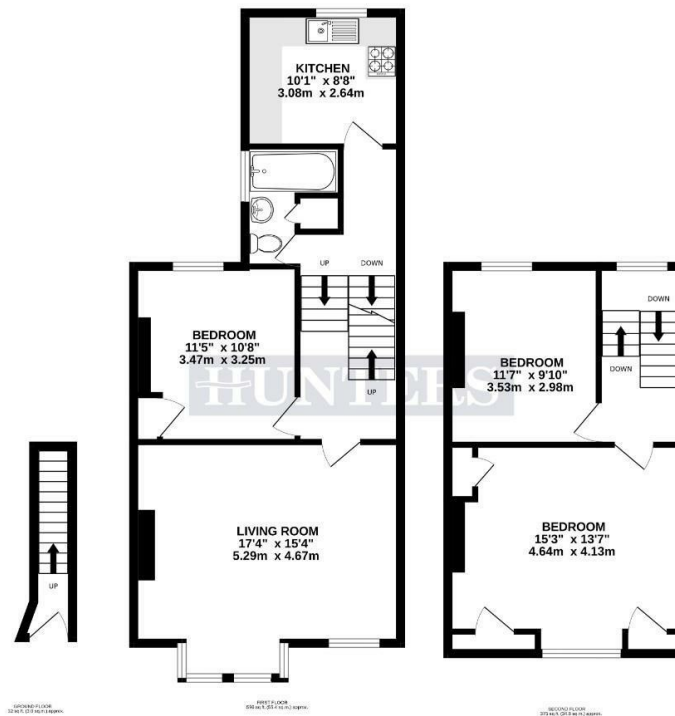
Carysfort Road is a quiet residential tree-lined street, located moments from the many bars, restaurants, coffee houses of Stoke Newington Church Street & Newington Green and the wide open spaces of the stunning Clissold Park.

Transport links include Canonbury Station (Overground), Dalston Kingsland and Junction Stations (Overground) Arsenal Station (Piccadilly Line) and a wide variety of bus routes allowing easy access into The City and West End.

- Period conversion
- Three bedrooms
- Share of freehold
- Split level
- Good condition throughout
- Over 1,000 sq. ft. (93 sqm.)
- Close to Church Street
- Close to Clissold Park



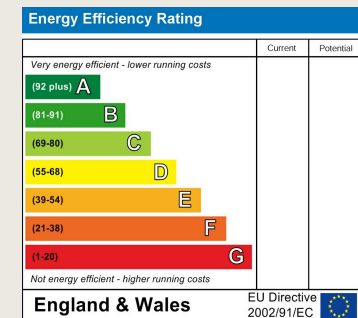




TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
 Made with Metropix (2004)

## 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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