



Milton Grove, , London, N16 8QT

- Three Bedroom Apartment
- Private Garden
- Good Condition
- Ground Floor
- Close to Church Street
- Close to Clissold Park

Offers In Excess Of £500,000



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DESCRIPTION

Rarely available on the open market and set within a well maintained purpose built block, this light and bright three bedroom apartment boasts excellent entertaining space, a first class location and a stunning private garden.

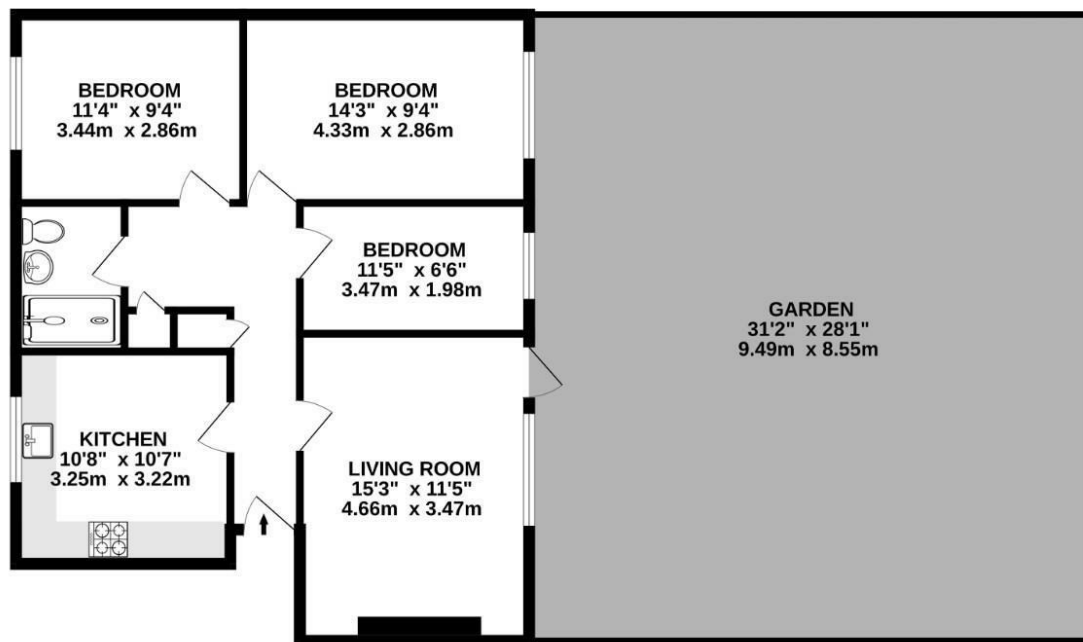
Available by appointment only, the property is situated on the ground floor and offers over 760sq. ft. of internal accommodation and comprises light airy reception room leading to a fantastic private garden (31ft x 28ft), separate kitchen/dining room, master bedroom, second double guest bedroom, third bedroom, bathroom, separate W.C. and ample storage.

Binyon House is located on Milton Grove, a tree lined residential street located only moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, Newington Green and trendy Dalston, Butterfield Green and a short walk from the wide open spaces of Clissold Park. Transport links include, Canonbury Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a variety of bus routes into The City and West End.





GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 766sq.ft. (71.2 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.
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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.



185 - 187 Church Street, Stoke Newington, London, N16 0UL
Tel: 020 7249 7499 Email: hunters.stokenewington@hunters.com <https://www.hunters.com>

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.

