



**Brecknock Road, London, N7**

**Offers In Excess Of £400,000**





# Brecknock Road, London, N7

## DESCRIPTION

Offered to the market chain free, this light and airy flat is converted from a stunning period property, situated on a tree-lined street, offering over 500 sq. ft. (46 sqm) of internal accommodation.

Available to view by appointment only, the property is situated on the top floor and comprises, large reception room, separate kitchen, master bedroom and bathroom. The property also benefits from a shared communal garden.

Brecknock Road is only moments from the stunning Caledonian Park, a short walk from Hampstead Heath and moments from the many bars, restaurants and coffee houses of Camden Town, Kentish Town and Caledonian road.

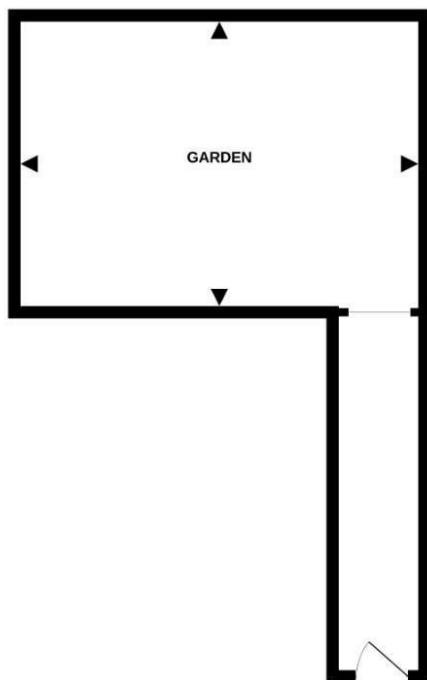
Transport links include Kentish Town Station (Northern Line), Caledonian Road Station (Piccadilly Line), Tuffnell Park Station (Northern Line) and a wide variety of bus routes in to The City and West End.





GARDEN

THIRD FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 541sq.ft. (50.3 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

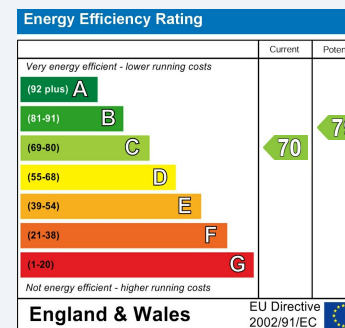
Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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