



Somerford Grove Estate, , London, N16 7TL

- 100+ Years Remaining on Lease
- 700 + Sq.ft Internal Space
- First Floor Apartment
- Private Garden
- Two Double Bedrooms
- Moments from Stoke Newington High Street

Asking Price £460,000



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DESCRIPTION

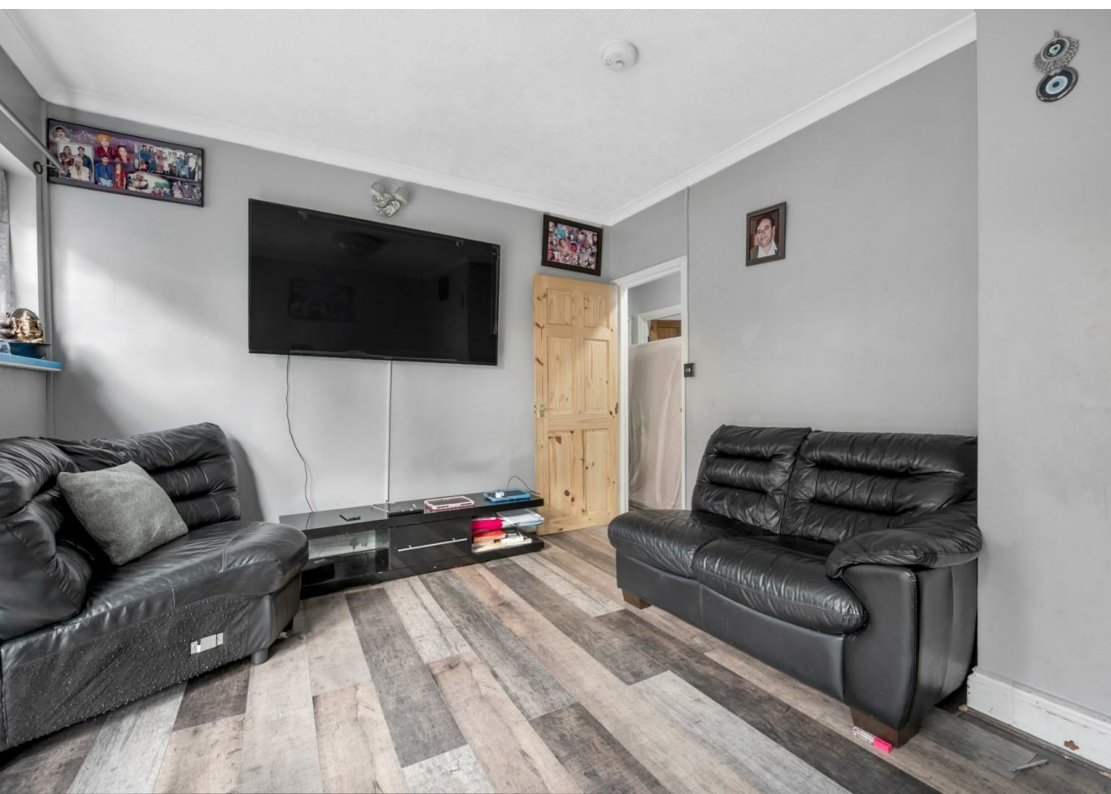
Situated on the first floor of a well-kept building on Somerford Grove, offering 700+ sq ft, this bright and neatly presented two-bedroom flat offers generous living space and a rare private garden.

The layout includes a spacious reception room, a separate and fully equipped kitchen, two well-proportioned bedrooms, and a clean, functional bathroom. The garden, accessed from the ground floor, provides a welcome spot for relaxing or entertaining outdoors.

Somerford Grove is a quiet residential street only moments from the many bars, restaurants and coffee houses of Stoke Newington High Street, Church Street and trendy Dalston.

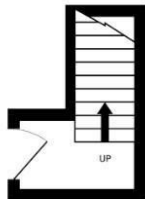
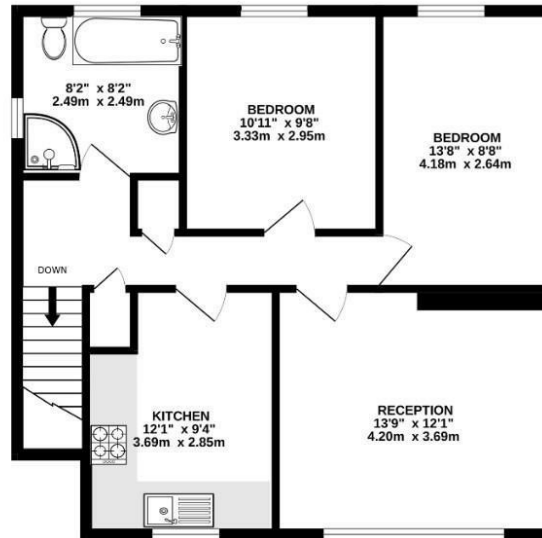
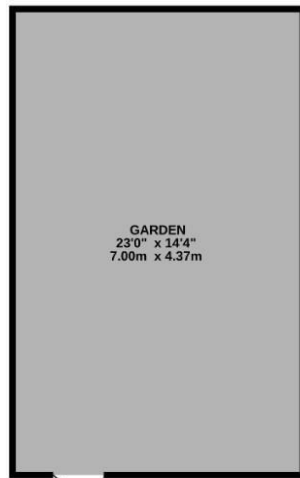
Transport links include, Dalston Kingsland & Junction Stations (Overground), Rectory Road Station (Overground) and a variety of bus routes into The City and West End.





GROUND FLOOR
42 sq.ft. (3.9 sq.m.) approx.

FIRST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 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

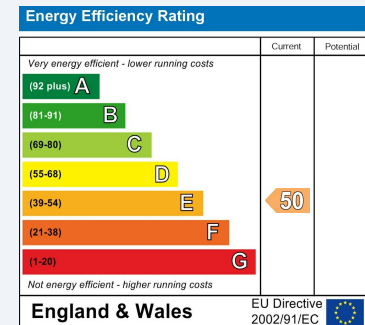
Please contact Hunters.ManagementStokeNewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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