



Osbaldeston Road, London, N16

Asking Price £725,000



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DESCRIPTION

A beautifully presented two bedroom split level home set within an attractive period building on sought after Osbaldeston Road in Stamford Hill N16. Offering approximately 972 sq. ft. (90.3 sq. m.) of well arranged accommodation, the property combines generous room sizes, great natural light and tasteful styling throughout.

Arranged over the first and upper floors, the property opens into a bright and spacious reception room featuring high ceilings, large sash windows and bespoke shelving. The room offers an excellent space for both everyday living and entertaining. The principal bedroom is a superb double with fitted wardrobes and a calm neutral palette. The second double bedroom is also generously proportioned and works well as a guest bedroom or home office.

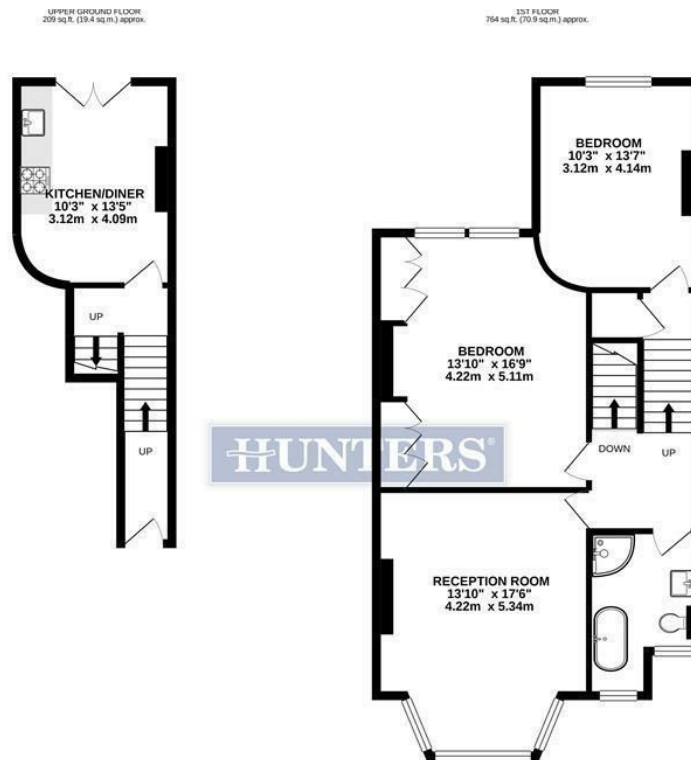
The stylish bathroom includes a freestanding bathtub, a separate shower, an exposed brick feature wall and slate flooring creating a warm and characterful feel. The kitchen/diner features striking cabinetry, a farmhouse sink and ample space for dining. French doors open onto a flat roof area. Please note this is not a terrace and is not to be used as external amenity space although it contributes to a bright open aspect within the kitchen, additionally the flat benefits from ample loft storage.

Osbaldeston Road is a quiet residential street well positioned for the amenities of Stamford Hill, Clapton and Stoke Newington with excellent transport links including Stamford Hill, Stoke Newington and Clapton Overground stations as well as numerous bus routes offering easy access into the City.

- Period conversion
- Two bedrooms
- Bay fronted reception room
- Split level
- kitchen/diner
- Close to transport links







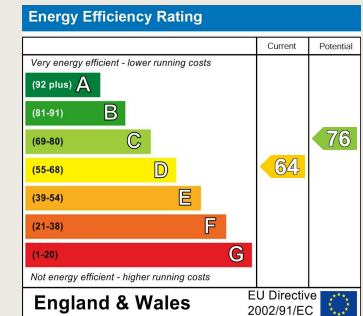
TOTAL FLOOR AREA: 972 sq ft. (90.3 sq m.) approx.

While 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 misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operation or efficiency can be given.

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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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