



Holmleigh Road, , London, N16 5PX

Price £300,000

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HERE TO GET *you* THERE

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DESCRIPTION

Offered to the market chain free and situated within a quiet residential Victorian Mansion Block, this one bedroom third floor flat offers over 750 sq ft (70 sqm) of accommodation.

Available to view by appointment only, the property comprises; large reception room, kitchen & dining room, master bedroom, bathroom and ample storage through out.

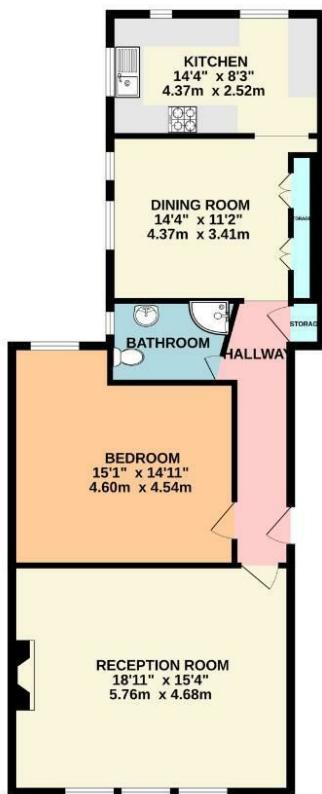
Carlton Mansions is a residential development located within the popular neighbourhood of Stamford Hill, only moments from the many bars, restaurants and coffee houses of Stoke Newington High Street and Stamford Hill.

Transport links include, Stoke Newington Station (Overground), Stamford Hill Station (Overground) and Seven Sisters Station (Overground & Victoria Line) and a variety of Bus routes into The City and West End.





THIRD FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and rooms areas are approximate. Room areas are calculated from the internal walls. Internal doorways, recesses, fireplaces, built-in cupboards, etc. are not included in room areas. The 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 2002.



Viewings

Please contact 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.

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.