



## Foulden Road, London, N16

- Chain free
- Share of freehold
- Side access
- Ample cellar storage
- Close to Stoke Newington High St. & Church St.
- One bedroom period conversion
- Direct access to garden
- Good condition throughout
- Close to local amenities

**Offers In Excess Of £600,000**



# Foulden Road, London, N16

## DESCRIPTION

Available chain free and set within a stunning period building in central Stoke Newington, this fantastic one bedroom garden flat offers over 863 sq. ft. (80 sqm.) including the cellar, of internal space and direct access to a large garden.

Rarely available on the open market, this wonderful period conversion comprises of a stunning bay fronted reception room with feature fireplace, master bedroom with double doors leading to the garden and a feature fireplace, tiled bathroom, modern kitchen with direct access to the shared garden and a cellar with ample storage. The property also benefits from a shared freehold.

Foulden Road is a quiet residential street located in the heart of Stoke Newington as well as being only moments away from the wide range of bars, restaurants and coffee houses of Stoke Newington Church Street & High Street and the wide open spaces of the stunning Clissold Park.

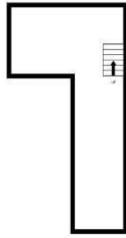
Transport links include Rectory Road Station (Overground), Stoke Newington Station (Overground), Dalston Kingsland & Junction Stations (Overground) and a wide variety of bus routes allowing easy access into The City and West End.





BASEMENT  
276 sq.ft. (25.5 sq.m.) approx.

GROUND FLOOR  
843 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA: 863sq.ft. (80.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures 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 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.



185 - 187 Church Street, Stoke Newington, London, N16 0UL  
Tel: 020 7249 7499 Email: [hunters.stokenewington@hunters.com](mailto: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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

