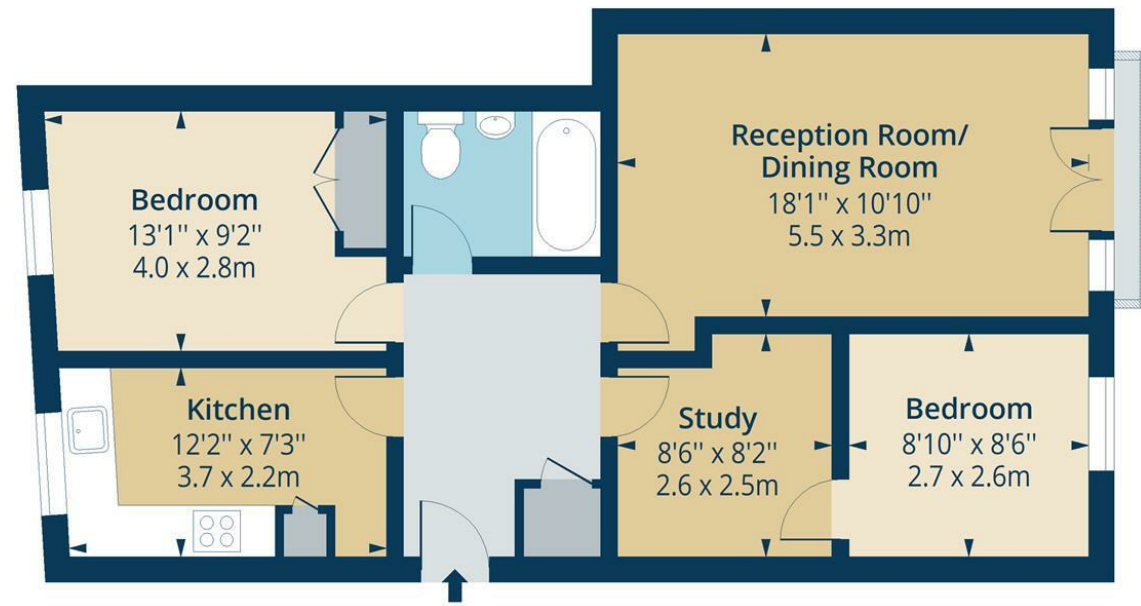


Clissold Road, N16

Approx. Gross Internal Area 728 Sq Ft - 67.63 Sq M



Second Floor

Floor Area 728 Sq Ft - 67.63 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 6/11/2023

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Clissold Road, N16



£575,000 Leasehold

A bright and spacious well presented two double bedroom purpose built apartment located just off Stoke Newington Church Street and moments away from Clissold Park.

The property provides spacious and beautifully presented internal accommodation and measures approximately 728 sq ft, benefiting from wood laminate flooring throughout and neutral décor to suite most tastes. The property comprises of a spacious and well-presented 18ft reception room with French doors onto a Juliet balcony, a newly fitted kitchen as well as two bright, generous double bedrooms both featuring built in wardrobes.

The flat also benefits from a wide hallway with large built in storage cupboard.

The flat is enviably located in a sought-after residential road in Stoke Newington. Close to the popular Stoke Newington Church Street with its boutique shops, restaurants, pubs and coffee shops in one direction and Newington Green Village with its shops, cafes and patisserie in the other. Within easy reach of trendy Dalston and Islington's Upper Street with its wealth of shops, bars and restaurants.

The area offers a vast range of outstanding and good rated primary, secondary schools and nurseries. For recreation, the flat is very close to Clissold Park for picnics and tree climbing, with its playground, tennis courts, paddling pool, Skate Park, animal enclosures and Clissold House. The Clissold Leisure Centre is moments away and Abney Park, the West Reservoir and Castle Climbing Centre and Woodberry Wetlands are also a short distance away.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

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- TWO DOUBLE BEDROOMS
- CLOSE TO CLISSOLD PARK
- 18FT LOUNGE
- CLOSE TO CHURCH STREET

- EXCELLENT LOCATION
- LONG LEASE
- NEW KITCHEN
- IDEAL FIRST TIME BUY

