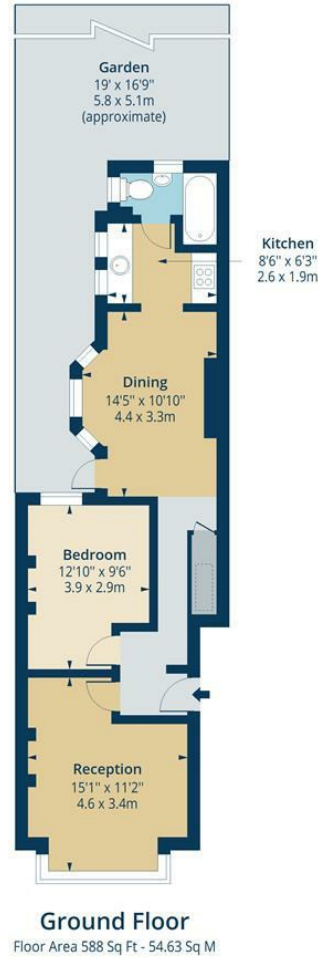


Candler Street, N15  
Approx. Gross Internal Area 588 Sq Ft - 54.63 Sq M



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. 9/4/2024

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.



## £450,000 Leasehold

A very large one bedroom Victorian maisonette set on the ground floor and located on this quiet residential road. Internally the property boasts stripped wooden floor boards, period features, original style sash windows and high ceilings and direct access to a private South facing garden.

The property benefits from excellent transport links being within easy walking distance of both Seven Sisters Tube Station (Victoria Line) and Manor House Tube Station (Piccadilly Line), with quick links into the West End, and Stamford Hill Overground Station with direct access into Liverpool Street. There are local shops nearby and plenty of parks and green spaces within walking distance, including Woodberry Wetland nature reserve and reservoirs, Finsbury Park and Clissold Park. The restaurants, bars and shopping amenities of Stoke Newington are also not far away. This property would make an ideal first time buy.



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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- NO ONWARD CHAIN
- ORIGINAL FEATURES
- CLOSE TO TRANSPORT LINKS

- PRIVATE GARDEN
- 1 DOUBLE BEDROOM

