

Matthias House, N16
Approx. Gross Internal Area 595 Sq Ft - 55.28 Sq M
Approx. Gross Balcony Area 19 Sq Ft - 1.77 Sq M



Second Floor

Floor Area 595 Sq Ft - 55.28 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. Date: 6/6/2024

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.



Matthias House, Howard Road, N16



£400,000 Leasehold

This spacious two bedroom purpose built ex local authority flat, arranged on the second floor of a well maintained block moments away from Newington Green.

The flat benefits from two double bedrooms, a reception room with access to a private balcony. The property is located moments away from all of the local amenities of the Newington Green Village with its shops, cafes and patisserie.

Within easy reach of Stoke Newington Church Street, Islington's Upper Street and the very trendy Dalston area, with a wealth of cafes, bars and restaurants to choose from for those that enjoy socialising and dining out.

Close to excellent transport links including Dalston Kingsland, Dalston Junction and Canonbury Stations as well as good local bus routes from Newington Green.

For recreation Butterfield Green is moments away and Hackney Downs, Clissold Park and Highbury Fields are all within walking distance.



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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- IDEAL FOR FIRST TIME BUYERS
- PRIVATE BALCONY
- CLOSE TO NEWINGTON GREEN

- TWO DOUBLE BEDROOMS
- GREAT LOCATION
- EXCELLENT TRANSPORT LINKS

