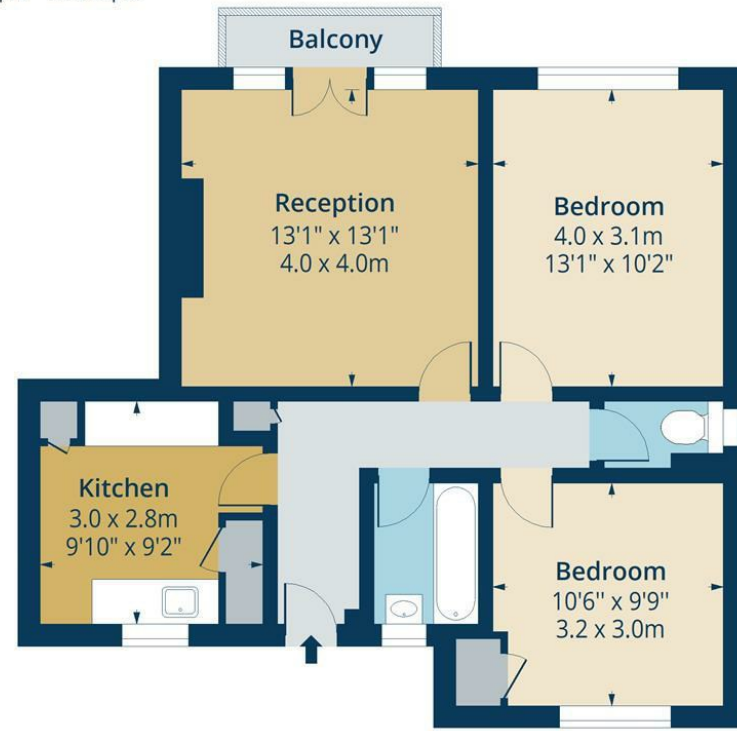


Crawshay House, N16

Approx. Gross Internal Area 670 Sq Ft - 62.24 Sq M
Approx. Gross Balcony Area 21 Sq Ft - 1.95 Sq M



Second Floor

Floor Area 670 Sq Ft - 62.24 Sq M

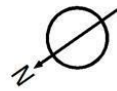


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.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

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Date: 13/6/2024

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.



Crawshay House, N16



£450,000 Leasehold

A bright and spacious two double bedroom flat set on the second floor of this small purpose built block. The flat is well maintained throughout and measures an impressive 670 sq ft. there is also direct access to a balcony directly from the reception room.

Enviably located in a beautiful, sought-after residential location in Stoke Newington. Close to the popular Stoke Newington Church Street with its boutique shops, restaurants 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.

Transport links are excellent, bus stop with busses into central London moments away on Clissold Crescent, as well as numerous bus routes along Albion Road and Green Lanes. Canonbury Overground station close by providing quick and easy access into the West End and City. Rectory Road, Dalston Kingsland and Dalston Junction Stations are also nearby.



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.

oakwoodestateagents.com

48 Stoke Newington Church Street
London N16 ONB

Company No. 2995463, Oakwood Estate Agents Limited T/A Oakwood

Tel 020 7249 1000
Fax 020 7249 2000

www.oakwoodestateagents.com



- TWO DOUBLE BEDROOMS
- BALCONY
- LARGE RECEPTION
- NO ONWARD CHAIN
- CLOSE TO CHURCH STREET
- MOMENTS FROM CLISSOLD PARK
- 670 SQ FT

