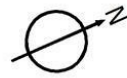


Carysfort Road, N16  
Approx. Gross Internal Area 498 Sq Ft - 46.26 Sq M



### First Floor

Floor Area 498 Sq Ft - 46.26 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.

lpaplus.com

Date: 20/9/2024

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.



## Carysfort Road, N16



## £550,000 Leasehold - Share of Freehold

This charming first floor period conversion is located on one of Stokey's best streets, just moments from the award-winning Clissold Park, and all the excellent choices of independent shops, bars and restaurants along Church Street.

Benefiting from a share of the freehold, this ideal first home comprises; a generous master bedroom with ample room for storage, a well-appointed and neatly finished bathroom suite, plus a contemporary fitted kitchen which is open plan with the light and airy reception room (an ideal space for entertaining). There is a second bedroom, too, which would double up perfectly as a guest room, home office or studio space. Additional features include; a wealth of original character and large sash windows that allow in an abundance of natural light.

Carysfort Road is ideally positioned for short walks to the award-winning Clissold Park, and the eclectic mix of independent shops, bars and restaurants along Church Street. Highbury Barn and Newington Green are both within easy reach.

Connections into the City and Central London are swift and simple, with the numerous bus links that run along Green Lanes and Albion Road all readily available. Canonbury Station is around a 15 minute walk away, offering direct links into Central London and onto the Victoria line (at Highbury & Islington).



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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- SHARE OF FREEHOLD
- CLOSE TO CLISSOLD PARK
- IDEAL FIRST TIME BUY

- LARGE SASH WINDOWS
- EXCELLENT LOCATION
- ORIGINAL FEATURES

