

George Downing Estate, N16

Approx. Gross Internal Area 789 Sq Ft - 73.30 Sq M  
Approx. Gross Balcony Area 48 Sq Ft - 4.46 Sq M



First Floor  
Floor Area 789 Sq Ft - 73.30 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: 2/4/2025

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.



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.



69 George Downing Estate, Cazenove Road,  
N16



£525,000 Leasehold

An exquisite, triple-aspect two-bedroom flat set on the first floor of this sought-after modern development. Spanning an impressive 789 sq ft, this stunning home has been finished to an exceptional standard, exuding style and sophistication throughout.

The spacious open-plan kitchen and living area is perfect for entertaining, featuring sleek quartz worktops, integrated appliances, and elegant oak herringbone parquet flooring. The two generously sized double bedrooms offer ample space for storage, while the luxurious three-piece bathroom boasts a striking walk-in shower, adding a touch of indulgence. A private north-east-facing balcony provides the perfect spot for a morning coffee in the sun.

Perfectly positioned, the property is just moments from the vibrant energy of Stoke Newington Church Street, with its eclectic mix of independent boutiques, trendy bars, and acclaimed restaurants. The tranquil green spaces of Abney Park and Stoke Newington Common are also within easy reach, offering a welcome retreat from city life.

With a long lease and excellent transport links—Stoke Newington Overground Station is just a short walk away, providing swift access to Liverpool Street (10–12 minutes) and Seven Sisters (Victoria line) in just 4 minutes—this exceptional home is not to be missed.

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- EXCELLENT LOCATION
- FINISHED TO AN EXCELLENT STANDARD
- PRIVATE BALCONY

