



## 2 Salcombe Road, London, N16 8AX

A stylish two bedroom apartment with a large office/study that can easily be used as a third bedroom within this modern development midway between Stoke Newington and Dalston.

**Guide Price £700,000**  
**Leasehold**

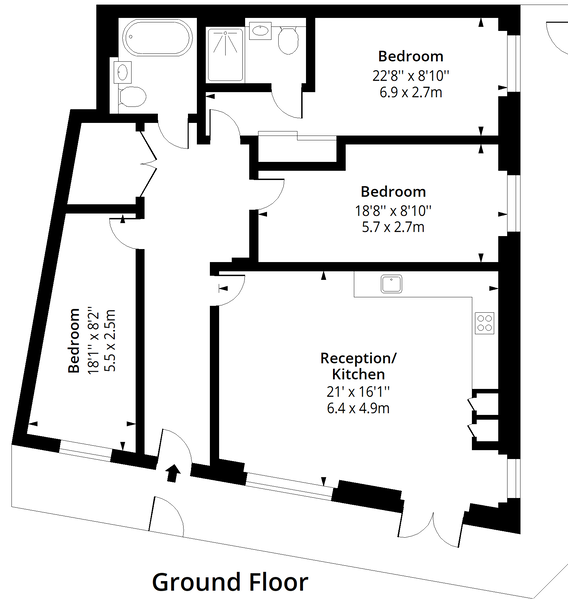
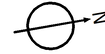
- **2/3 Bedrooms**
- **Council Tax Band: E**
- **EPC Rating: TBC**
- **2 Bathrooms (1 en-suite)**
- **Excellent location**
- **240 years remaining on Lease**

With its private entrance, this beautifully presented two/three-bedroom contemporary ground-floor flat, offers a perfect blend of modern design, comfort, and convenience. Ideally suited for first-time buyers, professionals, or those who are downsizing. The spacious open-plan living and dining area is flooded with natural light, providing a warm and inviting space to relax or entertain. The sleek, fully fitted kitchen boasts high-quality integrated appliances and ample storage, ideal for modern living. Both bedrooms are generously sized, with the principal bedroom benefiting from an en-suite bathroom. The second bedroom is also of a good size and the third room offers flexible use as a guest room, home office, or nursery. The property is positioned between popular Dalston and charming Stoke Newington, both with fantastic transport links, restaurants, bars and parks. Service charge £1221.96 per annum and ground rent is £350 per annum



# Salcombe Road, N16

Approx. Gross Internal Area 1143 Sq Ft - 106.18 Sq M



## Ground Floor

Floor Area 1143 Sq Ft - 106.18 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: 24/6/2025

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