

# Your local property experts

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*professional* *fresh air*  
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Quotes taken from independent  
Google reviews 2006 to 2016



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**Defoe Road, London N16**

**£500,000** FOR SALE

Flat

2 1 2



Defoe Road, London N16

£500,000

Description

A well presented and stylishly appointed, this two double bedroom ground floor flat, superbly located within a modern purpose built development in the heart of Stoke Newington, just a short walk from Church Street.

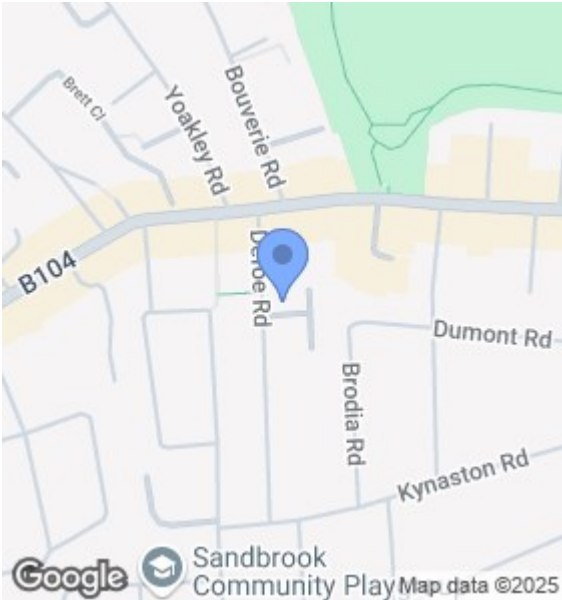
The property has been well maintained throughout by the current owners, offering bright and spacious, well proportioned accommodation with modern interiors throughout. Features include electric heating, double glazing, two bathrooms, ample inbuilt storage and long lease.

Defoe Road is in a fantastic neighbourhood with a thriving sense of community and is also well positioned close to outstanding local schools. The mix of independent shops, bars and restaurants along Church Street is within easy reach, and the award-winning Clissold Park is only a short walk away.

Key Features

Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Hackney
Council Tax	D

Floorplan



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.