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You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

trustworthy
faultless service
straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
responsive
transparent

Quotes taken from independent Google reviews 2006 to 2016

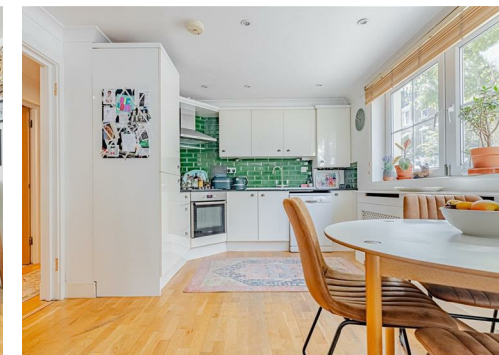


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Beatty Road, Hackney N16

£600,000 FOR SALE

Apartment

2 1 1



Beatty Road, Hackney N16

£600,000

Description

Offered for sale with a share of freehold, This superb warehouse conversion forms part of a former textiles factory located on Beatty Road.

Internally the flat has been maintained to a very high standard by its present owners and comprises a master bedroom with walk in wardrobe & en suite, a second double bedroom, additional bathroom, a large interconnecting open plan living/kitchen and a small rear patio.

Ideally located for Stoke Newington High Street and Dalston, the property is also well-connected with Dalston Kingsland & Dalston Junction stations nearby. The numerous bus routes running along Stoke Newington High Street provide easy access to the City and central London. Butterfield Green is located within a few minutes walk as is Stoke Newington Church Street with an array of independent boutique, shops, restaurants, coffee shops and pubs.

Key Features

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



Floorplan

Beatty Road, N16
Approx. Gross Internal Area 802 Sq Ft - 74.51 Sq M



Ground Floor
Floor Area 802 Sq Ft - 74.51 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, figures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
Date: 19/04/2024
lpapius.com

EPC

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.