



Hythe House, N4 2GA

Asking Price Of £525,000
Leasehold



Hythe House

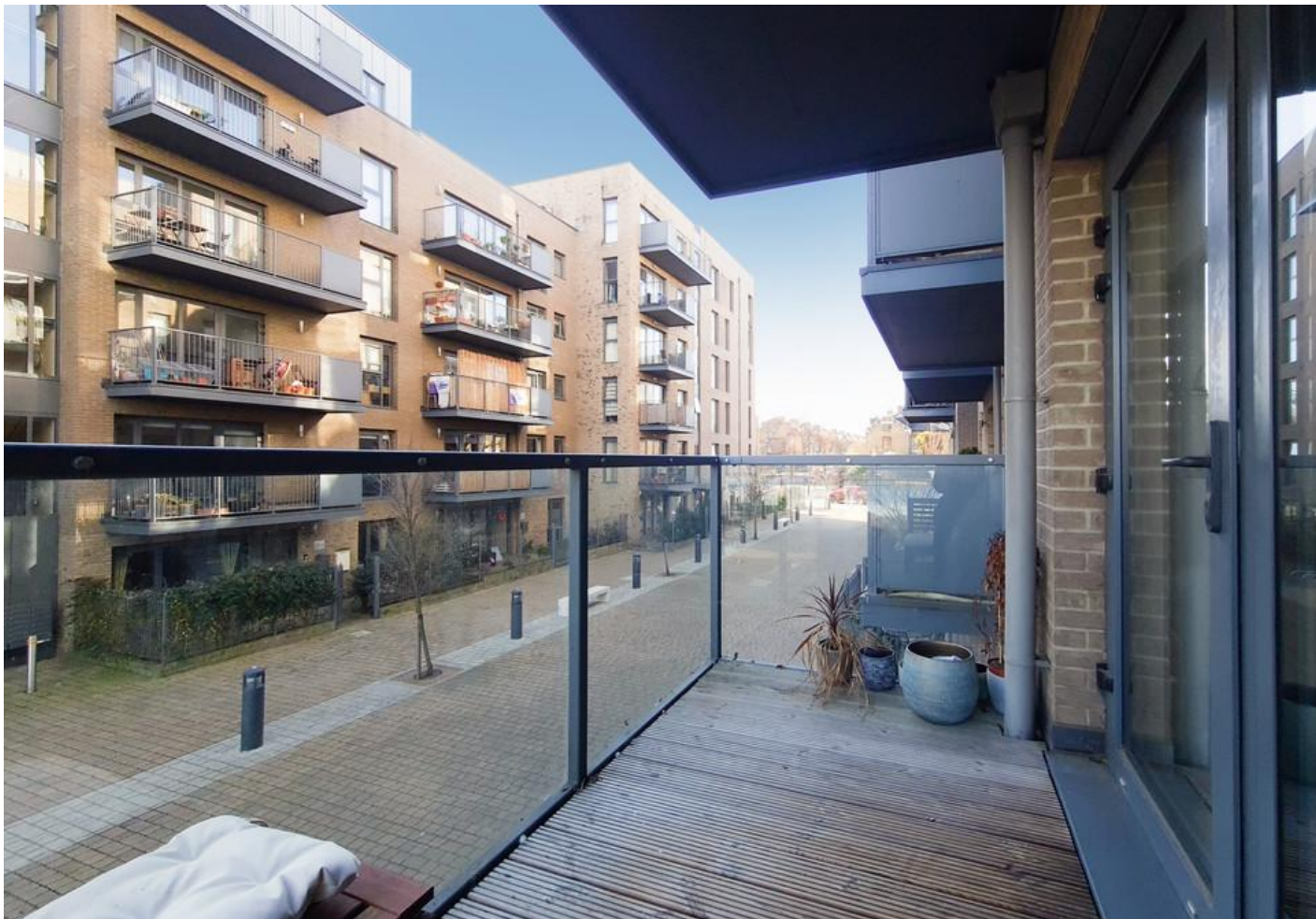
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A well-proportioned two double-bedroom apartment set across the first floor of a popular modern development. The property is in fantastic condition throughout & comprises an entrance hallway with a large walk-in storage area, a sizeable reception with a door opening out to the private balcony offering 678/13sqft/63.3sqm of external space & a peaceful outlook across to the Reservoir, back inside; there is a modern & well-equipped kitchen with integrated appliances, two family bathrooms, one of which offers access off of the main hallway & directly from the bedroom, allowing easy accessibility at all times. The property is well located with views out to the Woodberry Wetlands Reservoir, a short walk to the amenities of both Highbury & Stoke Newington, plus the pleasant Green spaces of Clissold & Finsbury Park. It is served by excellent transport links via Zone Two Victoria & Piccadilly lines and regular local bus routes.

- Two Double Bedrooms
- Two Bathrooms
- Private Balcony
- Great Views of Reservoir
- Good Size Reception
- Great Location
- Good Transport Links
- Epc Rating B







— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
63.00 sqm / 678.13 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
60.19 sqm / 647.88 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
6.38 sqm / 68.67 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 69.38 sqm / 746.80 sqft
IPMS 3C RESIDENTIAL 67.34 sqm / 724.84 sqft

spec id: 6177c4a2c652550e6c160a94

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

