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**Bethune Road, London, N16 5EB**



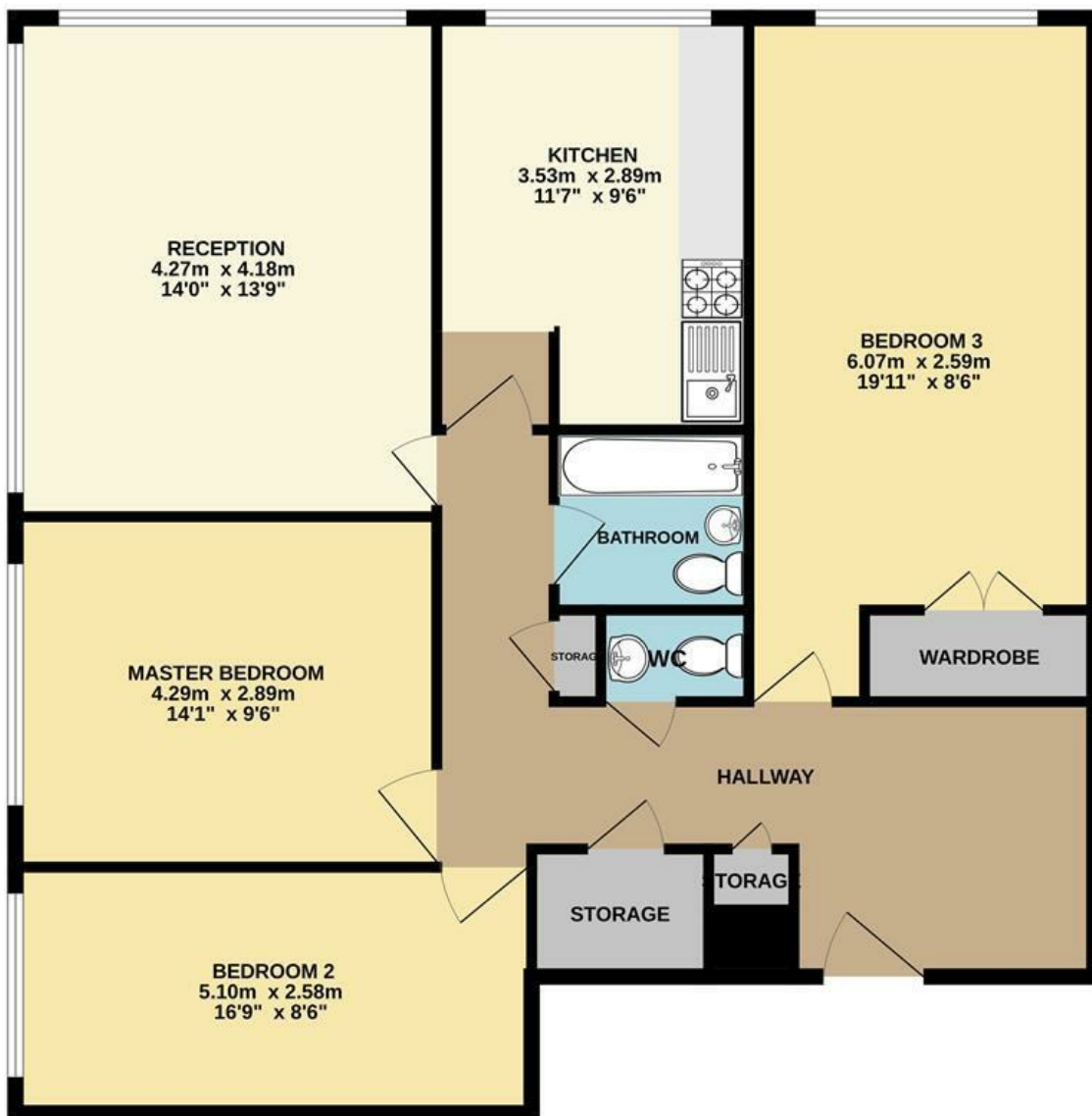
**£450,000**

Kings Group are delighted to present this chain free, three bedroom fifth floor flat located in a sought after location. The property benefits from three double bedrooms, fitted kitchen, spacious light and airy living room with wrap-around windows allowing for striking panoramic views of the surrounding areas and wetlands including stunning views of the city skyline and Woodberry Downs Reservoirs, three-piece family bathroom suite and an additional w/c along with storage space throughout. This would be an ideal opportunity for a first time buyer or investor.

Located in Stamford Hill (N16) The highly sought-after Bethune Road provides direct access via a short walk between Stoke Newington and Stamford Hill, you can benefit from easy access to the amenities and conveniences of both Stamford Hill and Stoke Newington. The property is well positioned for local schools and amenities, as well as a host of new restaurants, bars and shops. Nearby travel links include Stamford Hill (0.5 miles), Stoke Newington (0.6 miles) and Manor House (0.7 miles). The property is 0.7 miles away from Manor House Station which is on the Piccadilly Line and is served by bus routes accessing the local area and Central London.



FIFTH FLOOR  
86.0 sq.m. (926 sq.ft.) approx.



TOTAL FLOOR AREA : 86.0 sq.m. (926 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Associated Offices in London, Essex and Hertfordshire

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