

# HUNTERS®

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**Manor Road, London, N16**

**Offers In Excess Of £425,000**

**Property Images**

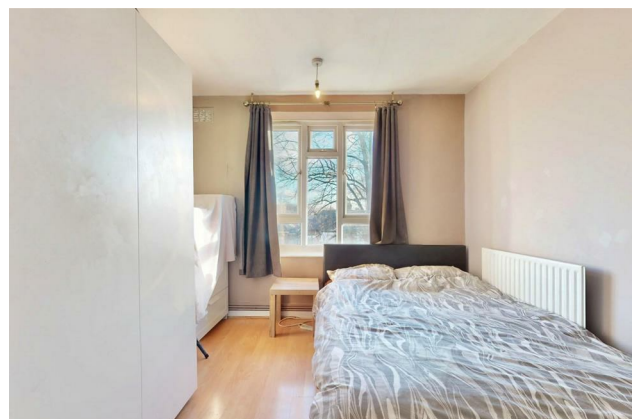




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## Property Images



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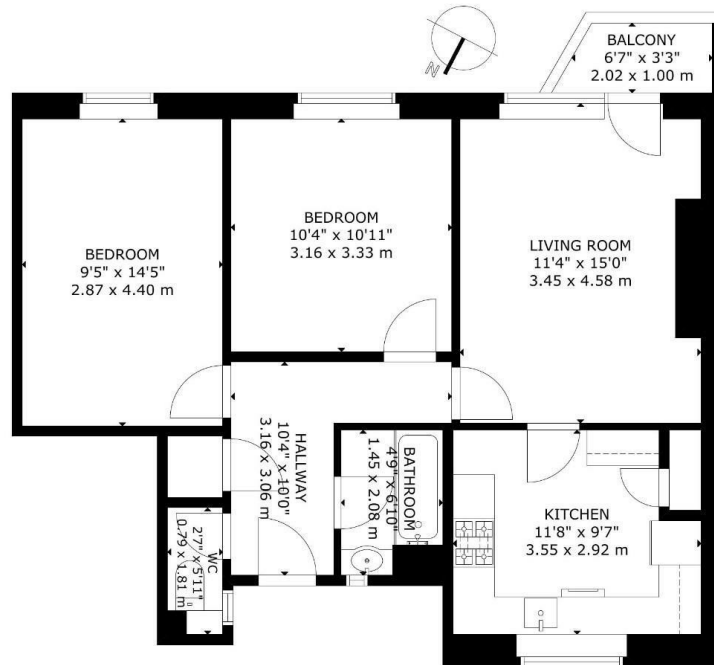
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## Property Images



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GROSS INTERNAL AREA  
TOTAL: 64 m<sup>2</sup>/693 sq ft  
THIRD FLOOR: 64 m<sup>2</sup>/693 sq ft  
EXCLUDED AREAS: BALCONY: 2 m<sup>2</sup>/22 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

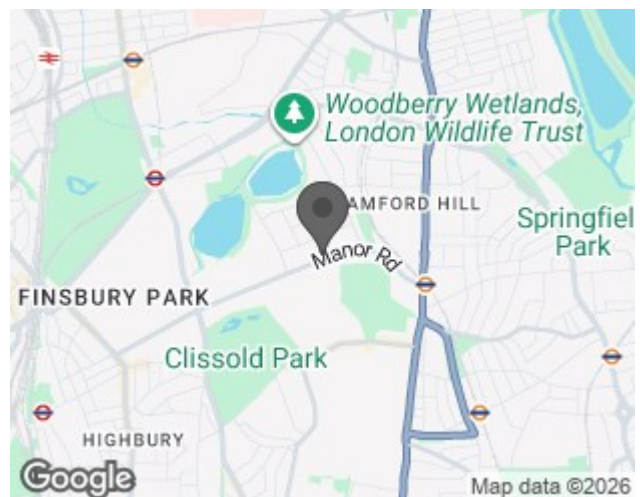
THIRD FLOOR

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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: Flat - Purpose Built Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Leasehold



## Summary

Available to view by appointment only and set within a small purpose built block, this bright and airy two bedroom flat boasts approximately 693 sq. ft. (64 sqm.) of internal accommodation, excellent entertaining space and a private balcony.

The property is located on the top (third) floor and comprises of a large reception room with private balcony, kitchen/diner, master bedroom, double guest bedroom, bathroom, separate WC and ample storage throughout.

Manor Road is well placed for the many amenities of Stoke Newington Church Street with its array of cafés, restaurants and independent shops, while the green open spaces of Clissold Park are just a short walk away.

Transport links include, Stoke Newington Station (Overground), Manor House Station (Piccadilly line), and a wide variety of Bus routes into The City & West End are also available.

## Features