

# HUNTERS®

HERE TO GET *you* THERE

**Stoke Newington Common, London, N16**

**Offers In Excess Of £600,000**

**Property Images**





# HUNTERS<sup>®</sup>

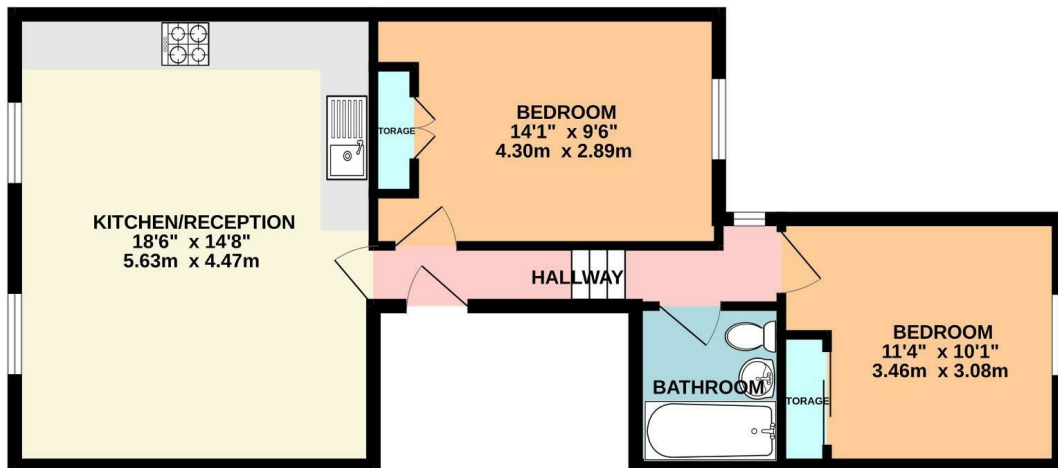
HERE TO GET *you* THERE

## Property Images



## Floorplan

FIRST FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 sq.m.) approx.

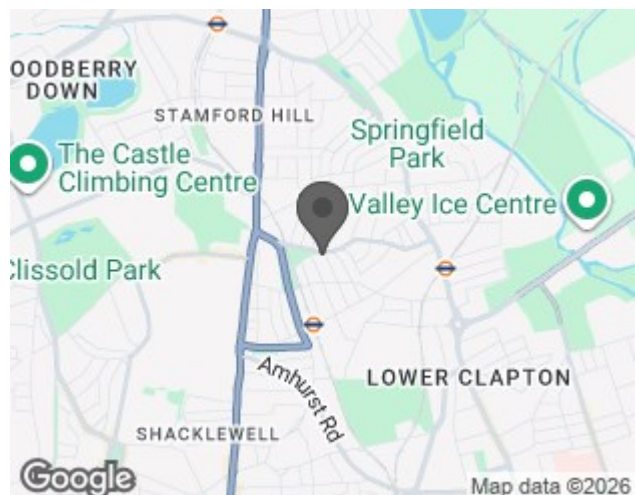
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## EPC

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		
	70	79
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: Flat - Conversion Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Leasehold

## Summary

A well presented two bedroom apartment set on the first floor of an attractive period building overlooking Stoke Newington Common, offering bright and well proportioned accommodation with excellent natural light throughout.

The property features a spacious open plan kitchen and reception room, creating a comfortable and sociable living space ideal for both everyday living and entertaining. The kitchen is well arranged with ample cabinetry, integrated appliances and generous worktop space, flowing seamlessly into the reception area.

Accommodation comprises a generous principal bedroom and an additional double guest bedroom, both offering good natural light and versatility for home working or guest use. The property is further served by a modern bathroom.

The apartment is ideally positioned directly opposite the open green spaces of Stoke Newington Common and is well located for the independent shops, cafés, bars and restaurants of Stoke Newington Church Street. Transport links include Stoke Newington and Rectory Road stations (Overground), along with a variety of bus routes providing easy access into the City and West End.

## Features

• Period conversion • Two bedroom • Overlooking Stoke Newington Common • Good condition throughout • Open plan living • Close to transport links