



Fountayne Road, , London, N16 7DT

- 1 Double Bedroom
- Open-plan Kitchen/Diner
- Period Conversion
- Quiet Residential Street

Asking Price £250,000



Fountayne Road, , London, N16 7DT

DESCRIPTION

Set within a stunning Victorian villa, this well presented one bedroom lower ground floor flat benefits from its own private entrance and offers an ideal first time purchase, pied-à-terre or investment opportunity. Offered chain free, the property extends to approximately 400 sq ft and comprises a bright reception room open plan fitted kitchen, well proportioned double bedroom and a stylish modern bathroom.

The flat is presented in good condition throughout and retains a wealth of character alongside modern finishes, creating a comfortable and practical living space. Fountayne Road is a quiet residential street boasting some of Stoke Newington's grandest residences and is only a short walk from the many bars, restaurants and coffee houses of Stoke Newington Church Street.


Transport links include Stoke Newington Station, Rectory Road Station and a variety of bus routes providing easy access into the City and West End. The property is offered leasehold.





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| 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 |  |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact StokeNewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



185 - 187 Church Street, Stoke Newington, London, N16 0UL
Tel: 020 7249 7499 Email: StokeNewington@hunters.com <https://www.hunters.com>

