







Clissold Road, , London, N16 9EU

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Asking Price £450,000

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DESCRIPTION

Available chain free and set within a stunning period building in the heart of Stoke Newington, this fantastic one bedroom split level maisonette (ground and first floor) boasts over 700sq. ft. dual aspect windows, an excellent location and spacious rooms.

Rarely available on the open market this fantastic apartment comprises, spacious open plan kitchen reception room, sizeable master bedroom, modern bathroom and ample storage, this exceptional flat also benefits from its own entrance.

Clissold Road is located moments from the many bars, restaurants, coffee houses of Stoke Newington Church Street & Newington Green and the wide open spaces of the stunning Clissold Park.

Transport links include, Stoke Newington Station (Overground), Manor House Station (Piccadilly Line) and a variety of bus routes in to The City and West End.









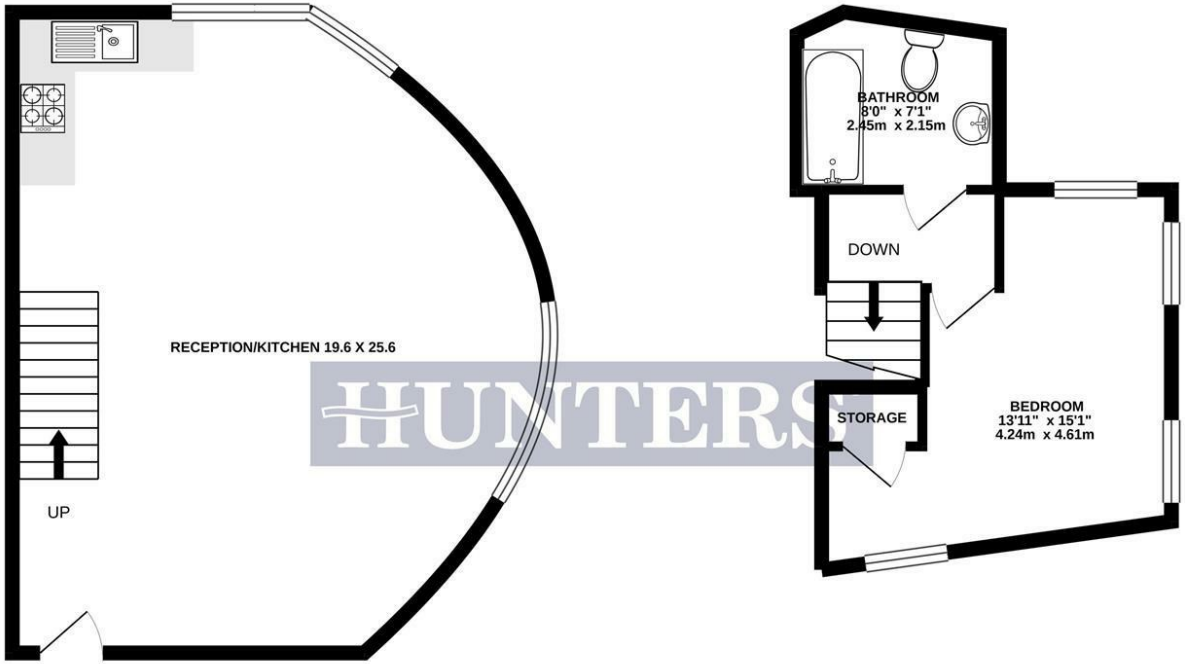





£1million

GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.

1ST FLOOR
234 sq.ft. (21.8 sq.m.) approx.



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1 BEDROOM FLAT

TOTAL FLOOR AREA : 707 sq.ft. (65.6 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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Viewings

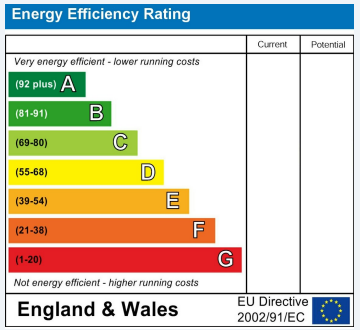
Please contact StokeNewington@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.



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.

The Property Ombudsman

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