



Walford Road, London, N16

Asking Price £525,000



Tenure: Leasehold

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Walford Road, London, N16

DESCRIPTION

Situated on the first floor of an attractive period building on a sought-after residential road, this well-presented two-bedroom apartment offers approximately 585 sq. ft. (54.3 sq. m.) of bright and well-balanced accommodation, ideally positioned in the heart of Stoke Newington.

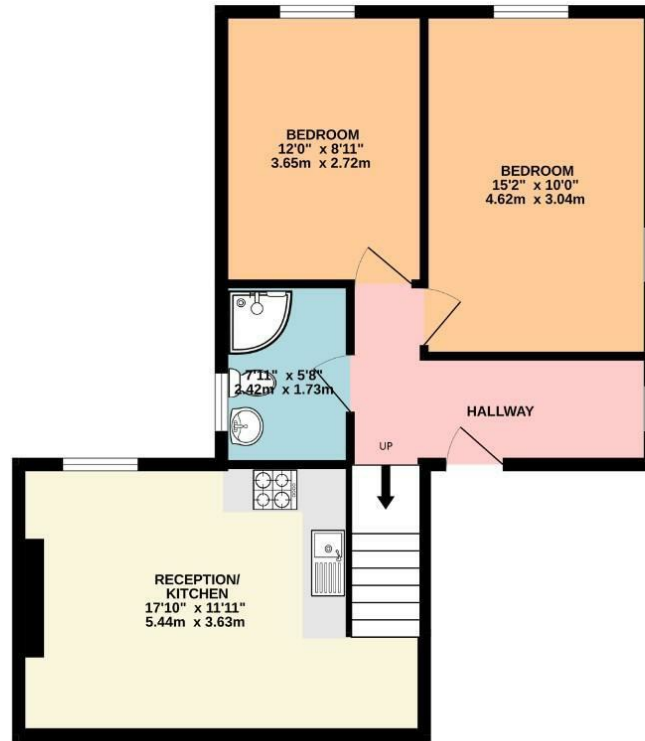
The property features an open-plan reception room and contemporary kitchen, providing an excellent space for both relaxing and entertaining. There are two well-proportioned bedrooms and a modern family bathroom.

Residents also benefit from access to a communal garden to the rear, offering a valuable outdoor space to enjoy.

Walford Road is a desirable tree-lined street, perfectly located for the vibrant amenities of Stoke Newington Church Street and Stoke Newington High Street, with an excellent selection of independent cafés, restaurants and shops nearby. The open green spaces of Clissold Park are also within easy reach, while superb transport links include Stoke Newington and Rectory Road Overground stations, providing convenient access into the City and beyond.



FIRST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 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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Viewing

Please contact our Hunters Stoke Newington Office on 020 7249 7499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16

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Tel: 020 7249 7499 Email:

www.hunters.com



Council Tax: C

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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

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