

# HUNTERS®

HERE TO GET *you* THERE

**West Bank, London, N16**

**Asking Price £670,000**

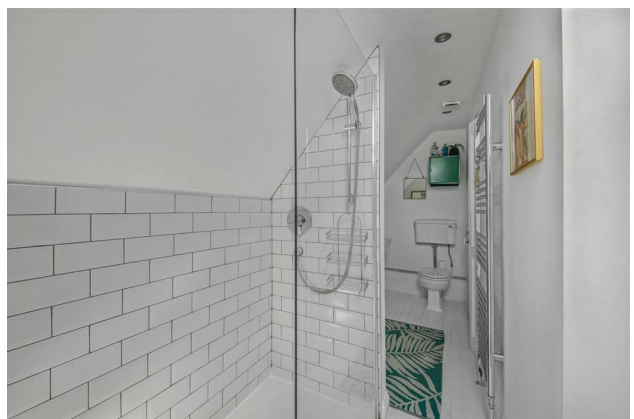
**Property Images**



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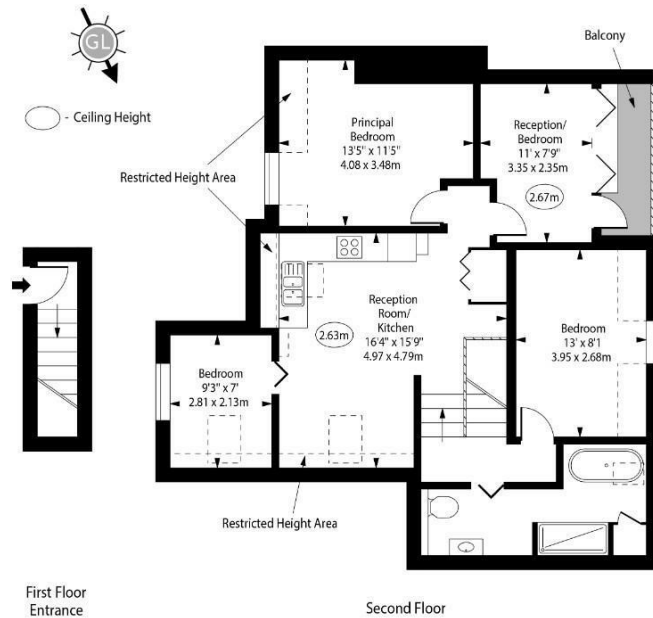


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## West Bank Hackney



Approx Gross Internal Area 770 Sq Ft - 71.53 Sq M

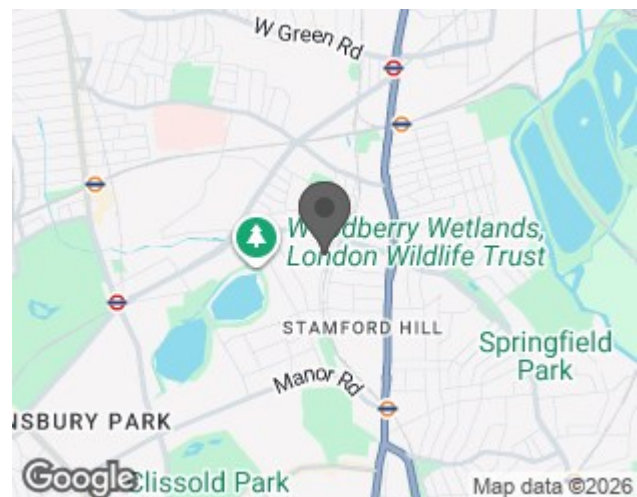
Approx. Floor Area Including Restricted Heights 830 Sq Ft - 77.11 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
Measured according to the RICS  
For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 028571D

## 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>	62	65
(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 - Conversion Beds: 3 Bathrooms: 1 Reception: 1 Tenure: Share of Freehold

## Summary

Rarely available and immaculately presented, this spacious three-bedroom period conversion is arranged over two floors and offers approximately 830 sq. ft. (77 sqm) of internal space. With a bright split-level layout, west-facing balcony, air conditioning throughout, and a high-spec finish, the property blends character and comfort in equal measure.

Viewings are available by appointment only. The apartment features a well-proportioned reception room with excellent natural light, opening onto a private west-facing balcony — ideal for enjoying afternoon sun and open sky views. The dual-aspect kitchen/dining room provides generous space for cooking and entertaining, with contemporary units, integrated appliances, hardwood flooring, and ample work surfaces.

The principal bedroom is located at the front of the property and benefits from generous proportions, a peaceful aspect, and built-in wardrobes. The second bedroom is a comfortable double overlooking the rear, while the third bedroom is perfect as a home office, nursery, or guest room. A stylishly finished bathroom features modern fixtures and a clean, contemporary design.

The property offers ample storage throughout, including useful eaves storage, and benefits from air conditioning and a thoughtfully arranged split-level layout that offers a clear distinction between living and sleeping areas.

West Bank is a quiet residential street in the popular Stamford Hill neighbourhood, just moments from the many bars, restaurants, and coffee houses of Stoke Newington.

Transport links include Stamford Hill Station (Overground), Manor House Underground Station (Piccadilly Line), Seven Sisters Station (Overground & Victoria Line), and a wide variety of bus routes into the City and West End.

## Features

- Period conversion • Balcony • Spacious kitchen/diner • Air conditioning throughout • Excellent condition throughout • Top floor • Modern bathroom • Close to transport links