



Matthias Road, , London, N16 8QD

Asking Price £570,000



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DESCRIPTION

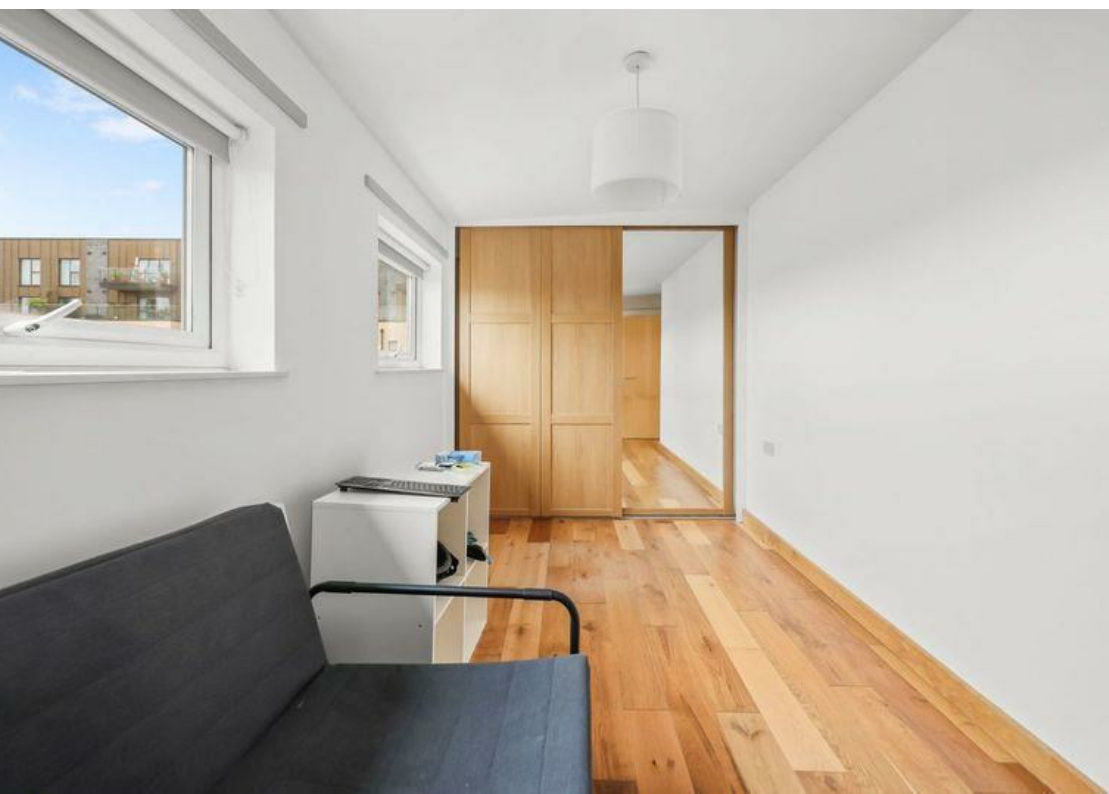
Offered chain free, a well-presented two-bedroom split-level apartment with a private balcony, is arranged across the fifth and sixth floors, the property offers approximately 820 sq ft (76.2 sq m) of bright and well-proportioned accommodation. The upper floor features a generous open-plan kitchen and reception room, providing ample space for both dining and relaxing. The modern kitchen is fitted with sleek white cabinetry, wooden work surfaces and integrated cooking appliances, while glazed doors open directly onto the private covered balcony.

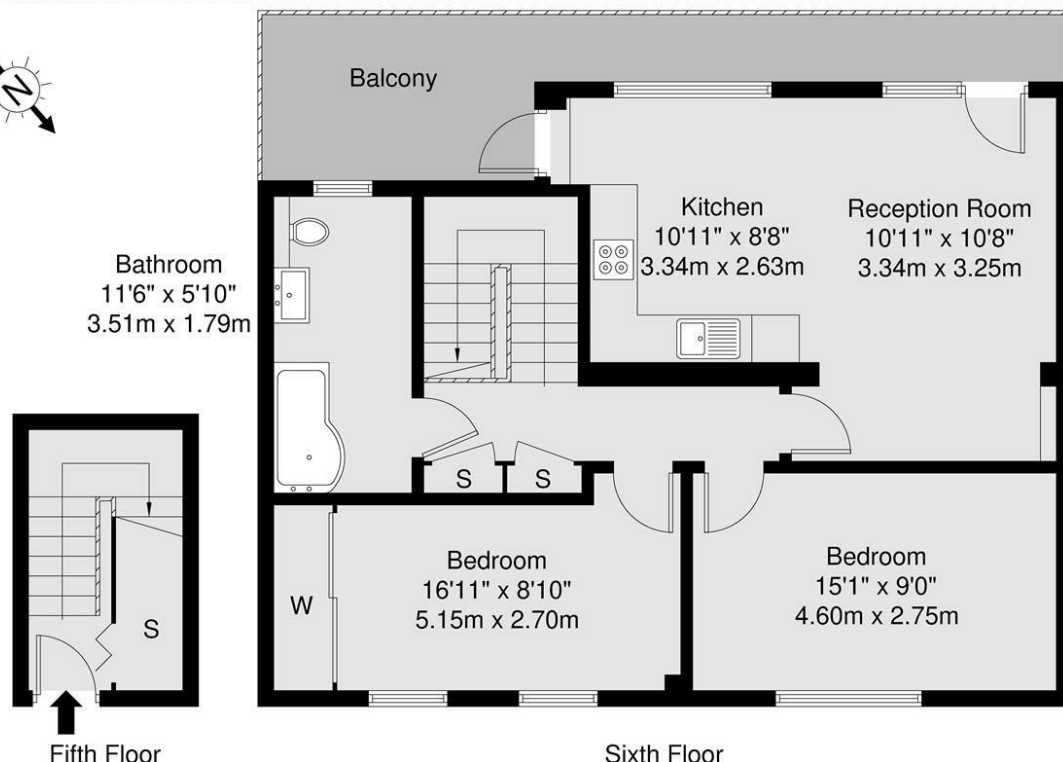
There are two well-sized double bedrooms, both benefiting from built-in storage and plenty of natural light. The spacious bathroom is finished with contemporary fittings and includes a bath with shower, useful storage.

Further benefits include attractive wood flooring throughout much of the apartment, excellent storage, a versatile split-level layout and good decorative condition throughout.

Kings House is situated on Matthias Road, a residential street ideally positioned moments from the independent cafés, bars and restaurants of Newington Green, with the vibrant amenities of Dalston also within easy reach. Transport connections include Dalston Kingsland and Dalston Junction Overground stations, together with numerous bus routes providing convenient access into the City and West End.







GROSS INTERNAL AREA (GIA)
The footprint of the property
76.2 sq m / 820 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
4.3 sq m / 46 sq ft

EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
13 sq m / 139 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison
VUE**

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.

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.