

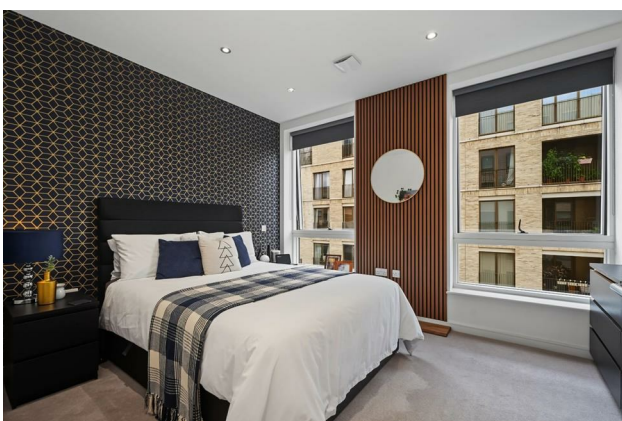
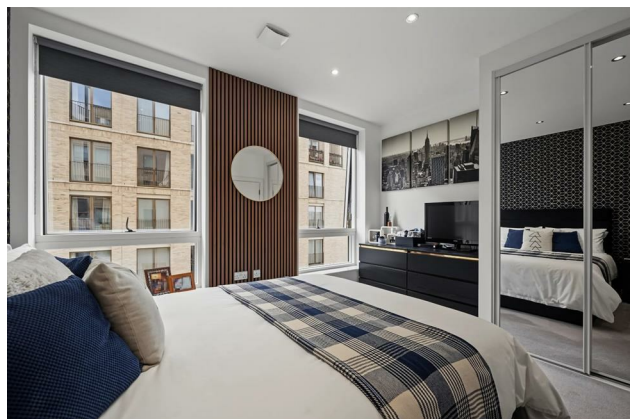
# HUNTERS®

HERE TO GET *you* THERE

Casbeard Street, London, N4

Offers In Excess Of £580,000

Property Images



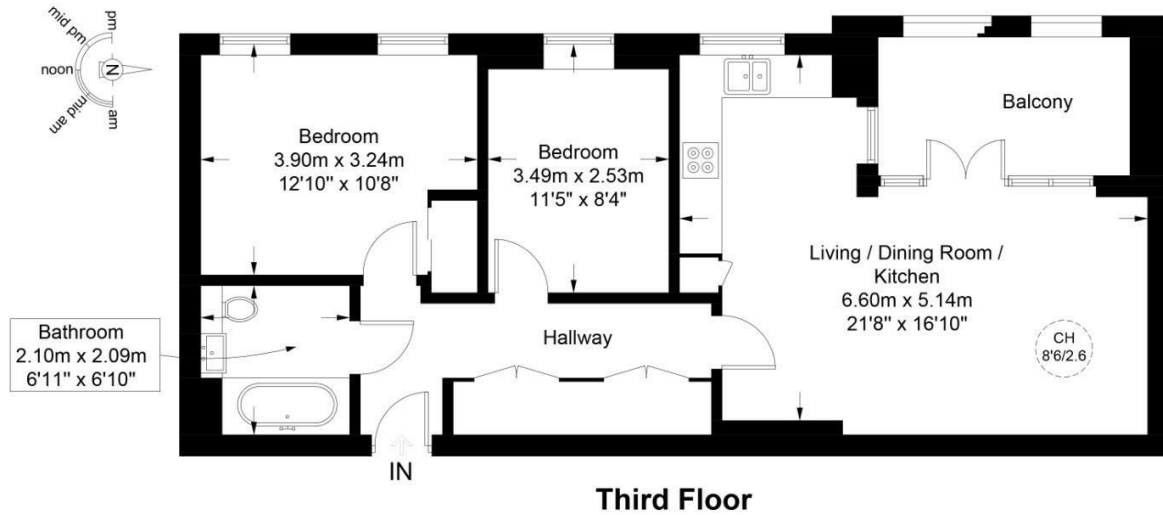
## Property Images



## Floorplan

**Barley Court, N4**

**Approximate Gross Internal Area = 686 sq ft / 63.7 sq m**



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

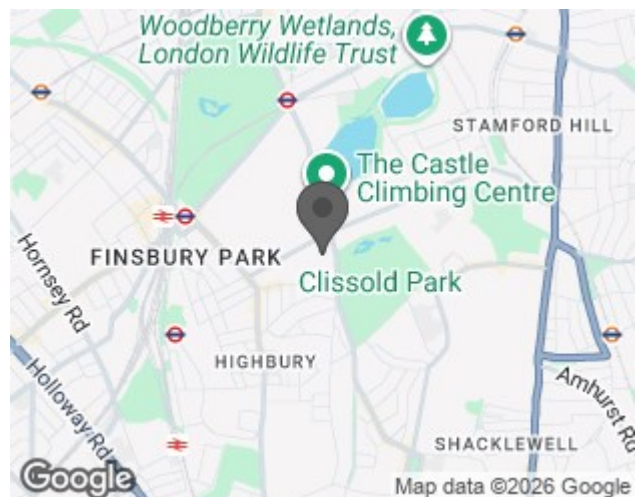


**Certified  
Property  
Measurer**

## 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>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## Map



## Details

Type: Apartment - Purpose Built Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Available chain free, this beautifully presented two-bedroom apartment with a generous private covered balcony, set within the popular Barley Court development on Casbeard Street.

Positioned on the third floor (with lift access), the property offers approximately 686 sq. ft. (63.7 sq. m.) of bright and thoughtfully arranged accommodation. At the heart of the home is an impressive open-plan kitchen, living and dining room, providing generous space for both relaxing and entertaining. Full-height glazed doors open directly onto the balcony, extending the living space and allowing plenty of natural light into the room.

The contemporary kitchen is fitted with sleek cabinetry and ample worktop space. There are two well-proportioned bedrooms, with the generous principal bedroom benefiting from built-in wardrobes and two large windows. The second bedroom provides flexibility as a guest room or home office. The accommodation is completed by a stylish modern bathroom with contemporary fittings and a shower over the bath.

Further benefits include wood flooring throughout the main living areas, excellent built-in storage within the hallway, secure entry and access to a communal garden.

Barley Court is situated on Casbeard Street, moments from the wide-open spaces of Clissold Park and within easy reach of the many independent shops, cafés, bars and restaurants of Stoke Newington Church Street. Transport links include Finsbury Park Station, offering National Rail, Thameslink, Piccadilly and Victoria Line services, together with Arsenal and Manor House Underground stations on the Piccadilly Line. A variety of bus routes also provides convenient access into the City, West End and across London.

## Features

- Two bedroom apartment
- Chain free
- Balcony
- Open plan living
- Excellent condition
- Third floor with lift access
- Moments from Clissold Park
- Close to transport links
- Communal garden
- Close to local amenities