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Matthias Road, London, N16

Asking Price £575,000

Property Images

















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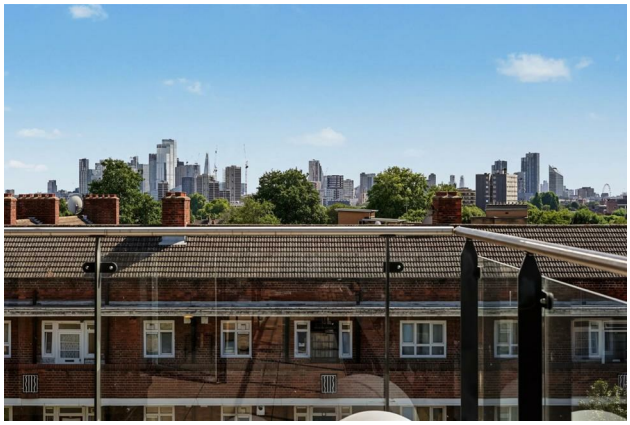
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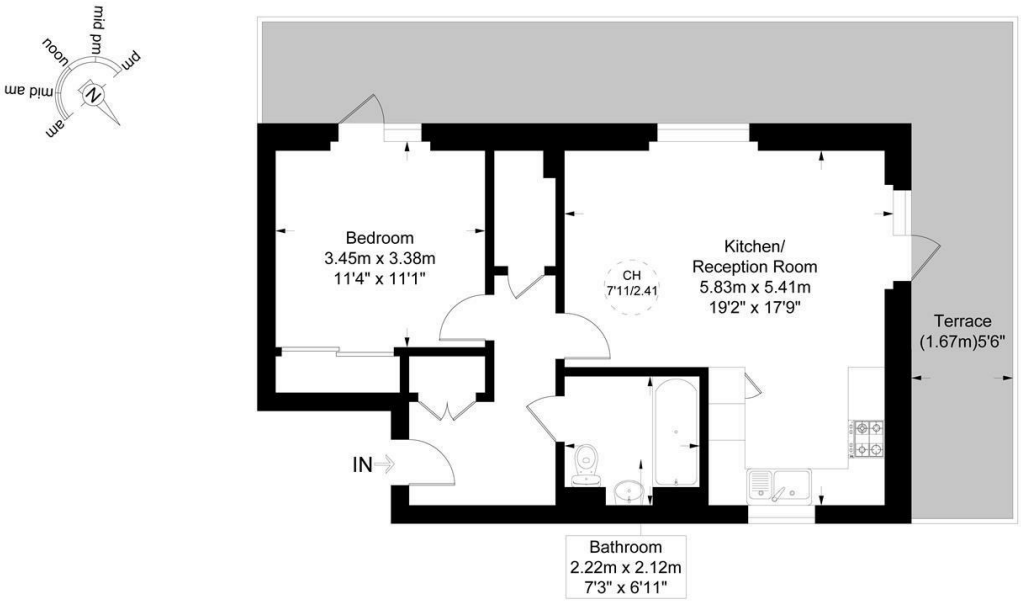


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Floorplan

Walrond House, N16 — **Approximate Gross Internal Area** = 594 sq ft / 55.2 sq m



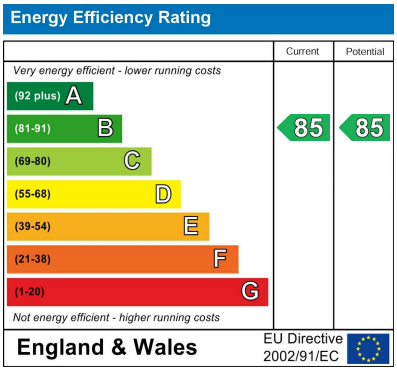
Fifth Floor

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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.

RICS Certified Property Measurer

EPC



Map



Details

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

Summary

Available to view by appointment only, this impressive one-bedroom apartment is set on the fifth floor of a modern purpose-built development with lift access. Offering approximately 594 sq ft (55.2 sq m) of bright, well-proportioned accommodation, the property also benefits from a substantial private wraparound terrace.

The standout feature is the spacious triple-aspect kitchen/reception room, measuring over 19 ft by 17 ft. This excellent open-plan space provides clearly defined areas for living and dining, alongside a sleek fitted kitchen with integrated appliances. Large windows allow an abundance of natural light and frame far-reaching views across London, including the City skyline, while direct access leads onto the terrace—ideal for outdoor dining, entertaining or simply enjoying the open outlook.

The bedroom is a well-proportioned double and benefits from fitted wardrobes, with further useful built-in storage located within the entrance hall. A stylish modern bathroom completes the accommodation.

Presented in excellent condition throughout, the property also benefits from underfloor heating throughout and offers an excellent balance of internal and external space. The development further benefits from residents' bicycle storage.

Walrond House is conveniently positioned on Matthias Road, within easy reach of Stoke Newington, Newington Green and Dalston, providing access to an excellent selection of independent shops, cafés and restaurants. Transport links include Canonbury Station, Dalston Kingsland Station and Dalston Junction Station, all served by the London Overground, together with a wide variety of bus routes providing access into the City and West End.

Features

• One bedroom apartment • Wrap around balcony/terrace • Triple-aspect kitchen/reception room • Excellent condition • Underfloor heating throughout • Fifth floor (with lift access) • Bicycle storage • Close to transport links • Close to local amenities • Excellent views