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**Stoke Newington Church Street, London N16**  
**£525,000** FOR SALE

Flat

3 1 1



Stoke Newington Church Street, £525,000

Description

A bright and well-presented three-bedroom apartment extending to 690 sq. ft., situated on the third floor of a quiet, well-maintained block on Church Street. Recently redecorated throughout, the home features a brand-new kitchen and bathroom, attractive parquet flooring and a desirable west-facing private balcony offering lovely elevated views.

The accommodation comprises three generously sized bedrooms, a newly fitted separate kitchen, and a light-filled reception room with direct access to the private balcony, along with a contemporary new bathroom suite. Additional benefits include excellent natural light, ample built-in storage and secure fob entry.

Key Features

- Three Bedrooms
- Parquet Flooring
- Close to Transport links and Amenities
- Private Balcony
- Close to Clissold Park
- Ideal First Time Buy

<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Hackney
<b>Council Tax</b>	C



Floorplan

Thoresby House, N16  
Approx. Gross Internal Area 690 Sq Ft - 64.10 Sq M  
Approx. Gross Balcony Area 102 Sq Ft - 9.48 Sq M



Third Floor  
Floor Area 690 Sq Ft - 64.10 Sq M

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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EPC

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	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.