



LOVE LIVING

HACKNEY



12b Kitchener Road, London, N17 6DX

£1,850



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12b Kitchener Road

London, N17 6DX

- First floor two bedroom flat
- Spacious rooms
- Situated on a quiet residential street in Tottenham, near local landmarks including Bruce Castle
- Victorian conversion
- Within easy reach of Tottenham High Road, local amenities and transport connections.
- Available Early April

The Home -

This attractive two bedroom first floor flat on Kitchener Road offers a great opportunity, with a number of thoughtful improvements carried out over time. The property has been upgraded with a new boiler, carpets, fridge, washing machine, hob and oven, along with replacement windows. Kitchener Road is a peaceful residential street in Tottenham, named after the British military figure Herbert Kitchener, and is typical of the Edwardian expansion that shaped much of the area. The property is well positioned close to Tottenham High Road and local amenities, and is also within easy reach of historic landmarks such as Bruce Castle, as well as convenient transport connections into central London.



The Indoors

The flat is located on the first floor and is accessed via a private staircase leading to a central hallway, which provides access to all rooms. At the front of the property is a bright reception room, enhanced by a bay-fronted sash window that fills the space with natural light. Next to this is the principal bedroom, which comfortably accommodates a double bed and wardrobes and also benefits from good natural light. The bathroom is positioned nearby, while towards the rear of the property is the kitchen and the second bedroom, a well-sized room suitable for a double bed and additional storage.

Loving The Location

Kitchener Road is surrounded by the famous restaurants, cafes and pubs of Stoke Newington, Newington Green, and Dalston. Here, you'll find an array of independent shops, cosy cafés, and beloved local restaurants like Esters, Mangal 1, and Jolene, neighbourhood gems that add to the area's charm. Just a short stroll away, Church Street brims with favourites like The Spence Bakery,





AUN, and The Good Egg, while new culinary delights such as Cadet and the ever-popular Primeur elevate the local dining scene.

For those who cherish green spaces, the house is ideally situated near Abney Park & Cemetery and the expansive Clissold Park, where you can enjoy a peaceful walk, a game of tennis, or a visit to the café overlooking beautiful lakes and resident deer. The proximity to these parks ensures that nature and tranquillity are always within easy reach.

Excellent transport links to The City and West End are nearby too, with numerous good bus routes, and trains from stations at Stoke Newington (Overground) and Manor House (Piccadilly Line).

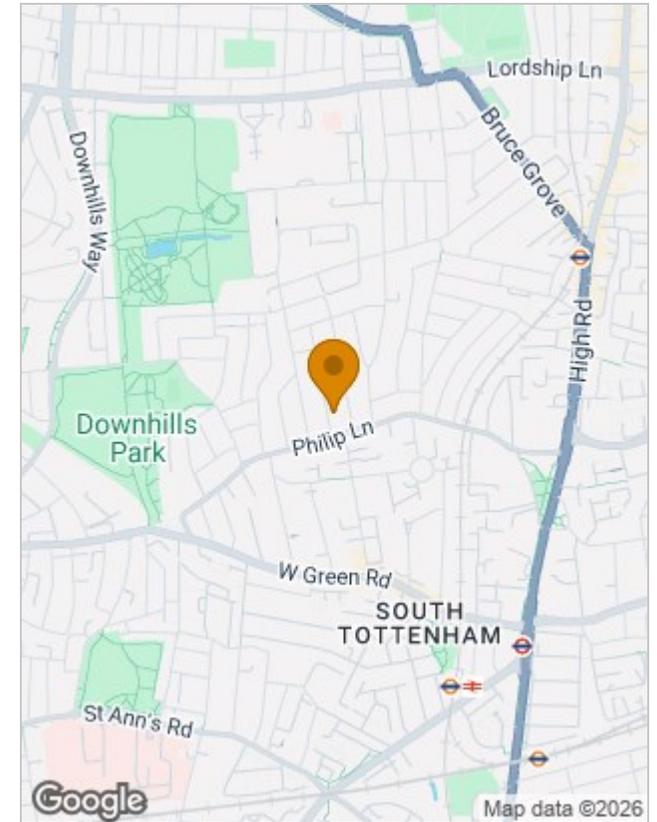




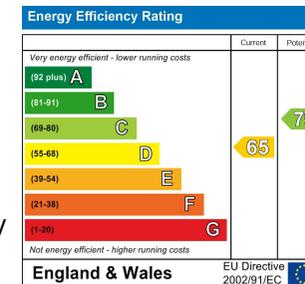
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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