

# HUNTERS®

HERE TO GET *you* THERE

Hayling Close, London, N16

Price £675,000

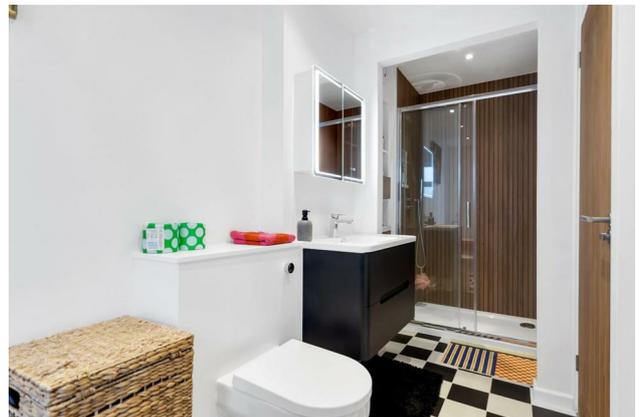
Property Images



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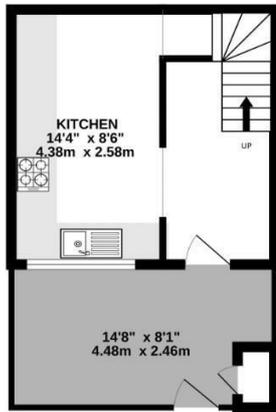
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## Property Images

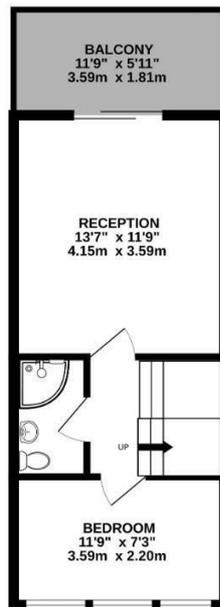


## Floorplan

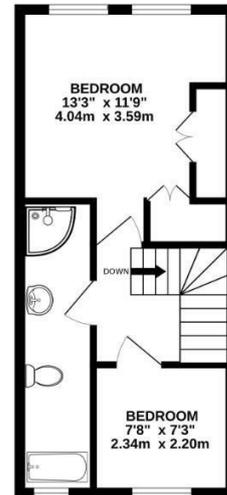
GROUND FLOOR  
238 sq.ft. (20.3 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



2ND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.2 sq.m.) approx.

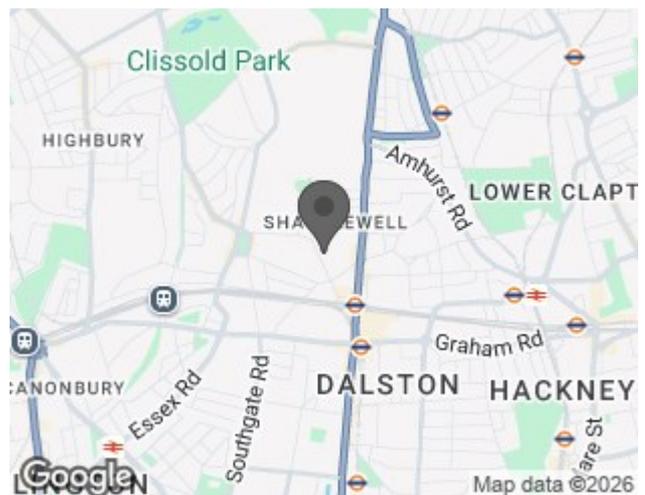
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Flat - Purpose Built Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

## Summary

Available to view by appointment only, this well-presented three-bedroom split-level maisonette, extending to approximately 864 sq ft (80.2 sq m), is arranged over three floors and offered in excellent condition throughout. The property features a front patio garden and a private terrace, and is set within a quiet residential location in close proximity to Dalston, Newington Green and Stoke Newington.

The ground floor comprises a modern kitchen/diner, fitted with contemporary units, ample worktop space and integrated appliances, with direct access to the front patio garden, providing a practical and private outdoor seating area.

The first floor offers a bright and spacious reception room, ideal for both living and dining, with direct access to a private terrace. This level also includes a double bedroom and a modern shower room, making it well suited to flexible living arrangements or guest accommodation.

The upper floor houses two further well-proportioned double bedrooms, along with a modern family bathroom, finished to a clean and contemporary standard, further benefits include ample storage throughout and a well-maintained interior.

Hayling Close is a quiet residential street located seconds from the many bars, restaurants and coffee houses of Stoke Newington High Street, Newington Green and trendy Dalston. Transport links include Dalston Kingsland and Dalston Junction stations (Overground), Rectory Road station (Overground), and a variety of bus routes providing easy access into the City and West End.

## Features

- Three bedroom maisonette
- Split level
- Patio garden & terrace
- Two bathrooms
- Kitchen/diner
- Excellent condition throughout
- Close to local amenities
- Close to transport links