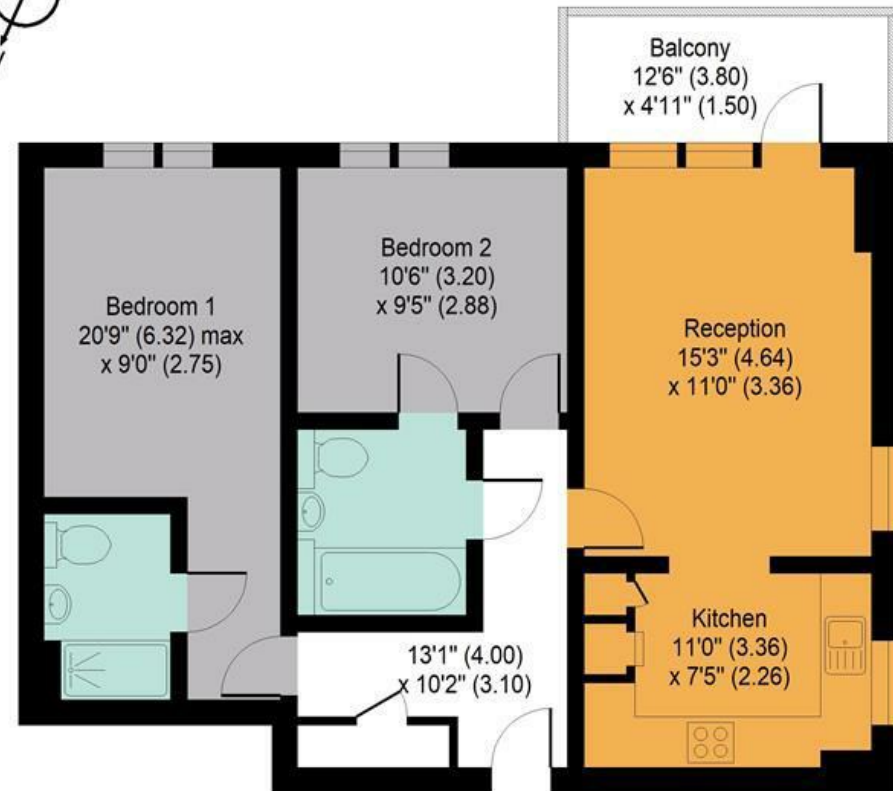




Hythe House N4

APPROX. GROSS INTERNAL FLOOR AREA 723 SQ FT / 67.2 SQ M

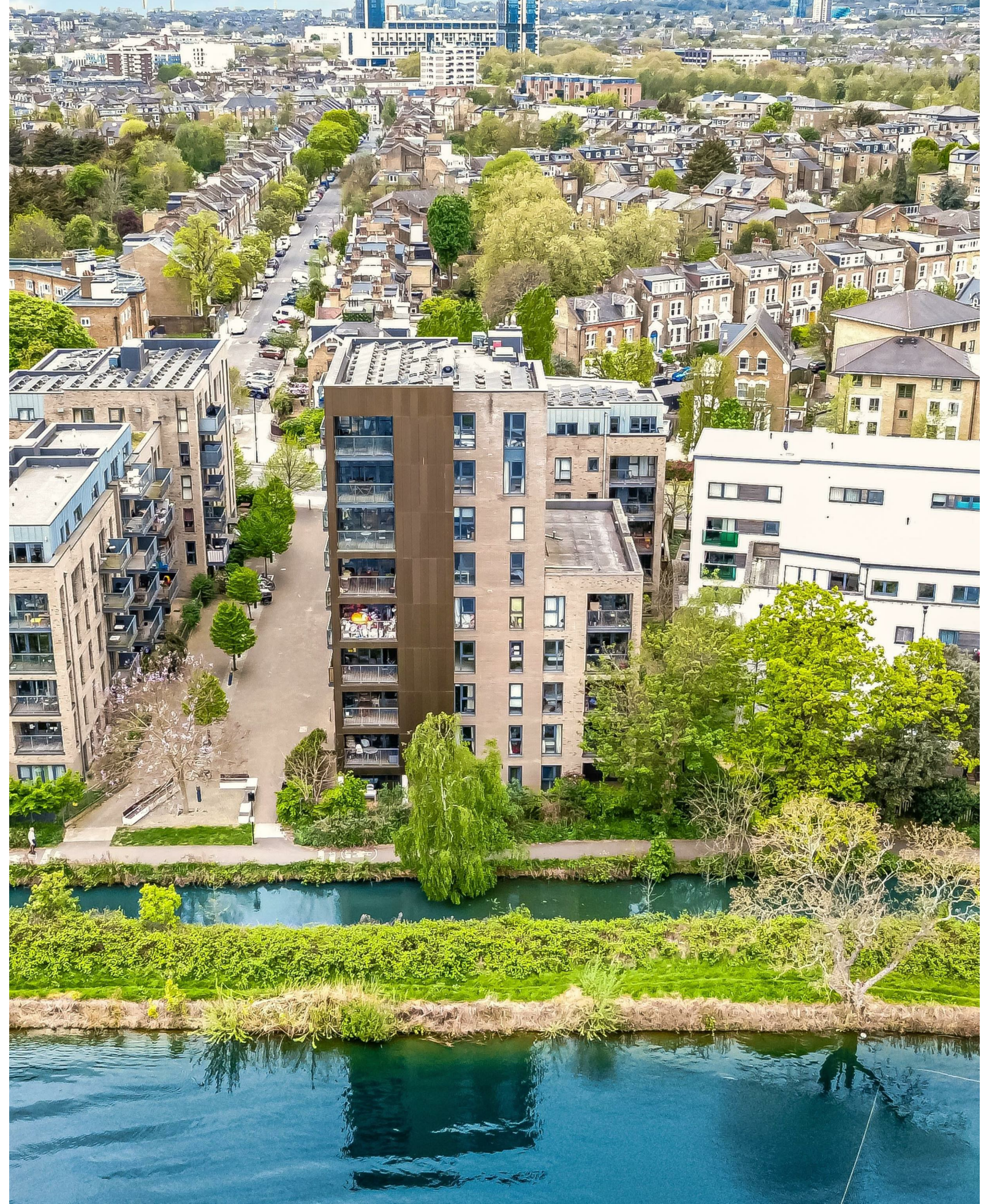


SEVENTH FLOOR



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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59, 7TH FLOOR, HYTHE HOUSE

2 BEDROOM | 2 BATHROOM | FLAT



MATERIAL INFORMATION:

- > LEASEHOLD: 240 YEARS
- > SERVICE CHARGE: £2400
- > GROUND RENT: £500
- > COUNCIL TAX BAND: D

KEY FEATURES

- TWO WELL-PROPORTIONED DOUBLE BEDROOMS
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- SPACIOUS DUAL-ASPECT OPEN-PLAN KITCHEN AND RECEPTION
- PRIVATE BALCONY WITH STUNNING RESERVOIR VIEWS
- CLOSE TO STOKE NEWINGTON CHURCH STREET AMENITIES
- 0.1 MILE FROM MANOR HOUSE UNDERGROUND STATION

YOURS FOR £600,000

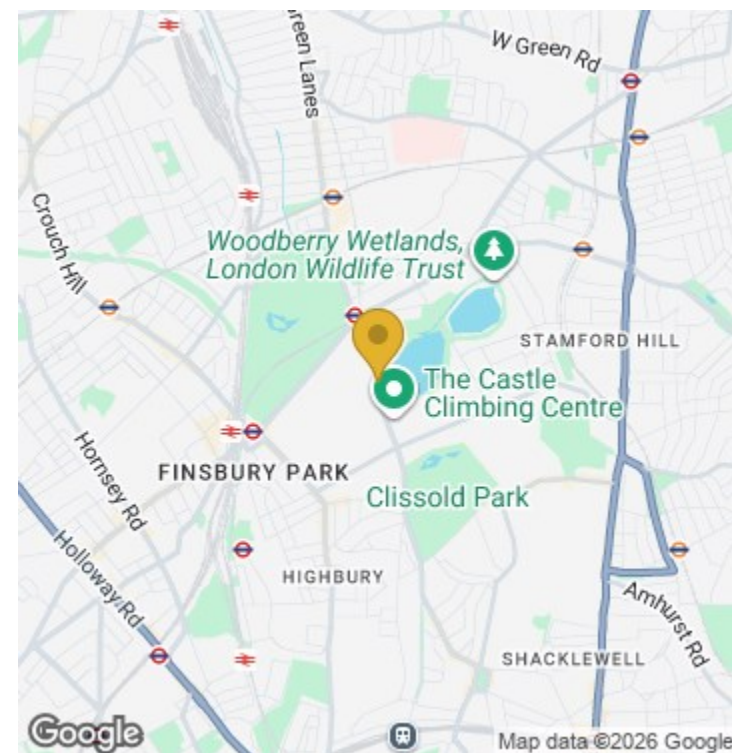
Two-Bedroom, Two-Bathroom Apartment with Stunning Reservoir Views

This beautifully presented apartment offers two spacious double bedrooms and two bathrooms, combining modern living with exceptional views across the reservoir.

At the heart of the home is a bright, dual-aspect open-plan kitchen and reception area, thoughtfully designed to maximise light and space. This inviting living area opens onto a private balcony—perfect for relaxing or entertaining while enjoying the scenic outlook.

Transport connections are excellent, with Finsbury Park Station providing National Rail, Thameslink, and Piccadilly and Victoria Line services. Manor House Station (Piccadilly Line) is also close by, along with multiple bus routes offering convenient access to the City and West End.

SEE MORE PROPERTIES ONLINE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

BEDROOMS: 2

BATHROOMS: 2

RECEPTIONS: 1

