



Fountayne Road, , London, N16 7DT

- 1 Double Bedroom
- Open-plan Kitchen/Diner
- Period Conversion
- Quiet Residential Street

Asking Price £250,000



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DESCRIPTION

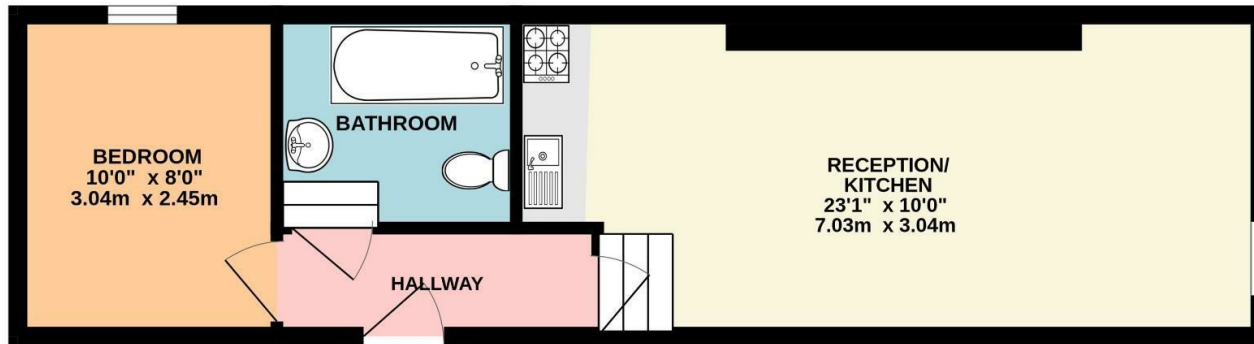
Set within a stunning Victorian villa, this well presented one bedroom lower ground floor flat benefits from its own private entrance and offers an ideal first time purchase, pied-à-terre or investment opportunity. Offered chain free, the property extends to approximately 400 sq ft and comprises a bright reception room open plan fitted kitchen, well proportioned double bedroom and a stylish modern bathroom.

The flat is presented in good condition throughout and retains a wealth of character alongside modern finishes, creating a comfortable and practical living space. Fountayne Road is a quiet residential street boasting some of Stoke Newington's grandest residences and is only a short walk from the many bars, restaurants and coffee houses of Stoke Newington Church Street.

Transport links include Stoke Newington Station, Rectory Road Station and a variety of bus routes providing easy access into the City and West End. The property is offered leasehold.



BASEMENT
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 376 sq.ft. (34.9 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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Viewings

Please contact StokeNewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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