

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hullbridge Mews

London, N1 3QU

£2,050 Per Month



\*\*\* £100.00 PAID TOWARDS YOUR MOVE \*\*\*

A beautifully presented one bedroom flat available in a purpose built development.

The property comprises of a spacious lounge which leads to a private garden, a separate kitchen, bright and airy double bedroom and a fully tiled bathroom!

Located in the heart of N1, this property is close to several transport links, restaurants, and shops, making it the perfect blend of comfort, convenience, and style.

In addition to the numerous dining options is also well-connected with public transport. Several bus routes and underground stations, such as Essex Road and Angel are within easy reach, making it easy to travel to other parts of London.





GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.

The ground floor plan shows a property with a large garden at the rear. The garden is 29'8" x 14'5" (6.25m x 4.40m). The main house has a bedroom (12'4" x 9'3", 3.76m x 2.83m) with a built-in wardrobe, a living room (15'2" x 11'2", 4.63m x 3.42m) with a fireplace, a kitchen (8'9" x 8'2", 2.64m x 2.48m) with a sink, stove, and refrigerator, and a bathroom. The plan also shows a front entrance, a rear entrance, and a small utility area. The property is surrounded by a wall and has a curved boundary on the right side.

**GARDEN**  
29'8" x 14'5"  
6.25m x 4.40m

**BEDROOM**  
12'4" x 9'3"  
3.76m x 2.83m

**LIVING ROOM**  
15'2" x 11'2"  
4.63m x 3.42m

**KITCHEN**  
8'9" x 8'2"  
2.64m x 2.48m

**TOTAL FLOOR AREA: 514sq.ft. (47.8 sq.m.) approx.**

While every effort has been made to ensure the accuracy of the description contained herein, measurements of streets, walls, fences, hedges and other structures are given as approximate only. It is not to be relied upon as an advertisement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The purchaser, upon acceptance of the offer, shall be bound by the conditions set by the developer. All dimensions are in feet and inches.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	66	76	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		

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