

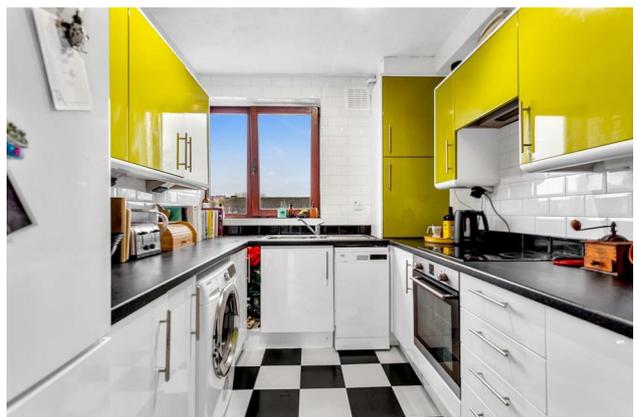
# HUNTERS®

HERE TO GET *you* THERE

Shakspeare Walk, London, N16

Offers In Excess Of £450,000

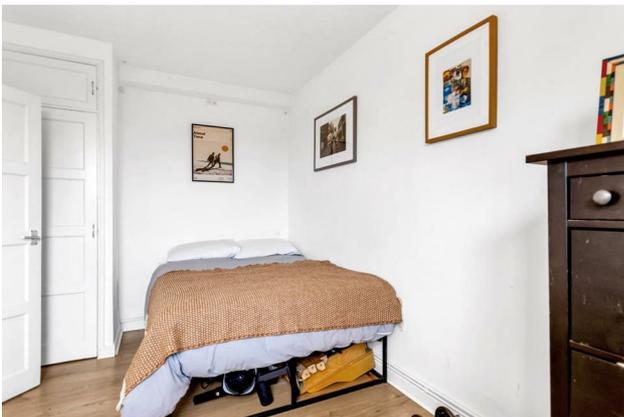
Property Images



# HUNTERS<sup>®</sup>

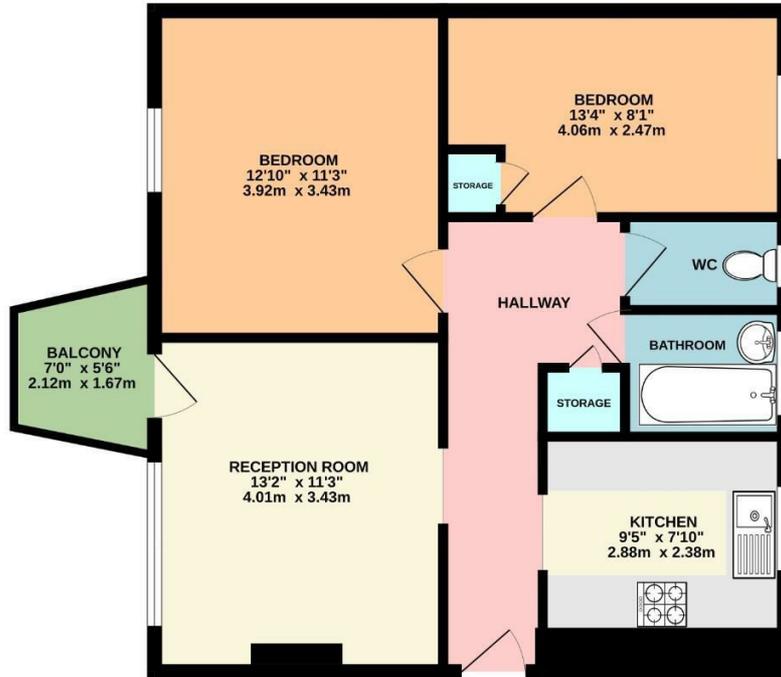
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## Property Images



## Floorplan

THIRD FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



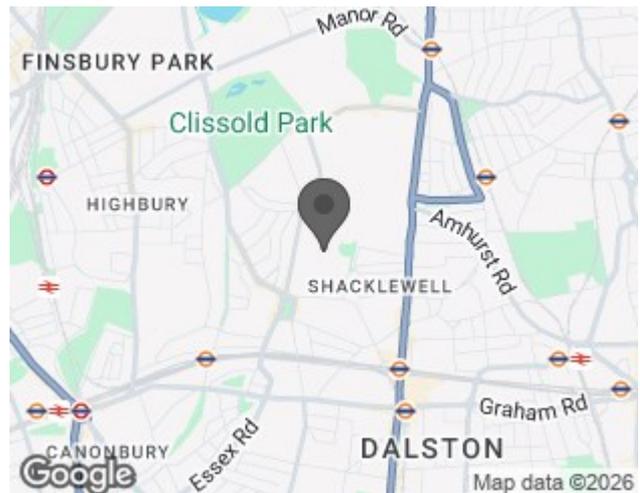
TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	64
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

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

## Summary

Rarely available on the market and set on the third floor (top floor) of a well-maintained purpose-built block, this fantastic two bedroom apartment offers approximately 706sq. ft. (65 sq. m.) of internal accommodation along with a private balcony.

Available to view by appointment only, the property is presented in good condition throughout and comprises a spacious reception room with access to the private balcony, a separate kitchen, a principal bedroom, a double guest bedroom, a family bathroom, a separate W.C., and ample built-in storage throughout.

Shelley House is situated on Shakspeare Walk, a quiet tree-lined residential street ideally positioned just moments from the many bars, restaurants, and independent coffee shops of Stoke Newington Church Street, Newington Green, and Dalston, as well as Butterfield Green and the wide open spaces of Clissold Park.

Transport links are excellent and include Canonbury Station (Overground), Dalston Kingsland and Dalston Junction Stations (Overground), along with a variety of bus routes providing direct access into The City and West End.

## Features

- Third Floor • Two double bedrooms • Balcony • Quiet Street • Close to local amenities • Close to Clissold Park