

# HUNTERS®

HERE TO GET *you* THERE

Lyn Mews, Palatine Road, London, N16

Offers In Excess Of £700,000

Property Images



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## Property Images



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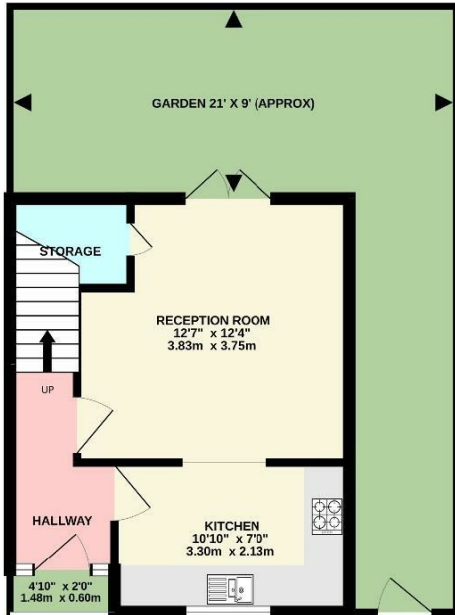
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Property Images

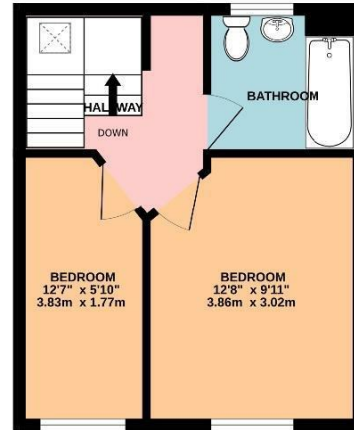
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GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



FIRST FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA - 627sq.ft. (58.3 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>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Offered to the market chain free is this well-presented two bedroom semi-detached freehold house, ideally positioned within the sought-after and gated Lyn Mews, just off Palatine Road.

Arranged over ground and first floor and measuring approximately 627 sq ft (58.2 sq m), the property offers a practical and well-balanced layout, ideal for both owner-occupiers and investors alike.

The ground floor comprises an entrance hall leading into a bright and dual aspect open plan kitchen reception room, providing good proportions and natural light throughout. Double doors open directly onto a private patio garden, creating a seamless indoor-outdoor flow, while the kitchen area offers ample storage and worktop space.

Upstairs, the property offers two bedrooms, including a generous principal bedroom and a well-sized second bedroom, along with a modern family bathroom. Both bedrooms benefit from good natural light, with the principal room enjoying a dual aspect.

Externally, the property benefits from a private patio garden with side access, ideal for low-maintenance outdoor space and convenient access. Further benefits include an allocated parking space within the secure gated development.

Lyn Mews is situated on Palatine Road, 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.

- Chain free • Freehold house • Gated mews development • Patio garden • Open plan • Two bedrooms • Off street parking • Close to local amenities • Close to Transport links • Close to Church Street