



Lewis Gardens, London, N16

Asking Price £400,000



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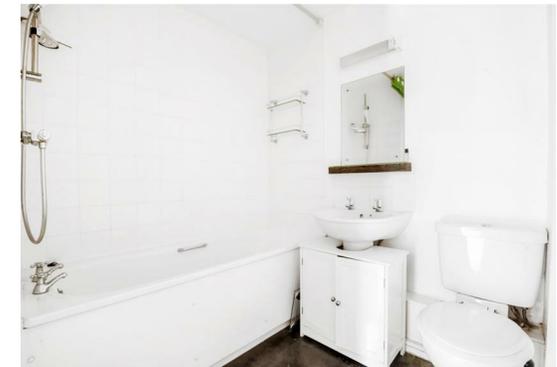
DESCRIPTION

Offered to the market chain-free, this fantastic two-bedroom apartment is set on the second floor (with lift) of a well-maintained purpose-built development, with access to communal gardens. Measuring approximately 629 sq. ft. (58.5 sq. m), the property offers well-balanced living space in a peaceful residential setting.

Available to view by appointment only, the apartment comprises a spacious 20ft open-plan kitchen/reception room with a bay window, a well-proportioned principal bedroom, a second bedroom, a modern tiled bathroom, and ample built-in storage throughout.

Lewis Gardens is a quiet cul-de-sac just off Stamford Hill, ideally located moments from the many bars, restaurants, and coffee houses of Stoke Newington, and a short walk from the open green spaces of Springfield Park.

Transport links include Stamford Hill Station (Overground), Manor House Underground Station (Piccadilly Line), Seven Sisters Station (Overground & Victoria Line), and a wide range of bus routes into the City and West End.





SECOND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

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		82	82
(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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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