



90 Somerford Grove Estate, London, N16 7TN

£475,000

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Situated within the popular Somerford Grove Estate in the heart of Stoke Newington, this well-proportioned two-bedroom apartment presents an excellent opportunity for first-time buyers, investors, or those looking to settle in one of North London's most desirable neighbourhoods.

The property offers a bright and spacious reception room with ample space for both living and dining, a separate fitted kitchen, two well-sized double bedrooms, and a modern family bathroom. The layout is practical and well-balanced, making the most of the available space and natural light throughout.

Somerford Grove is a quiet residential setting ideally positioned between Stoke Newington and Dalston, offering an array of independent cafés, restaurants, and local amenities close by. The green open spaces of Clissold Park and Hackney Downs are also within easy reach.

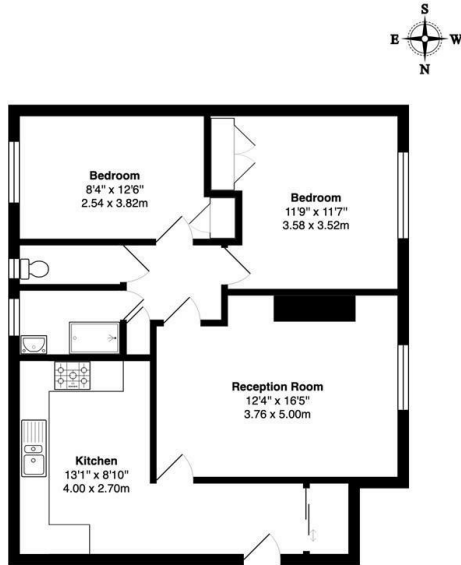
Transport links are excellent, with nearby Overground stations providing fast and direct access into the City and Central London, making this an ideal location for commuters.

This property combines convenience, strong rental potential, and a sought-after location, making it a fantastic purchase opportunity in a vibrant and well-connected area.

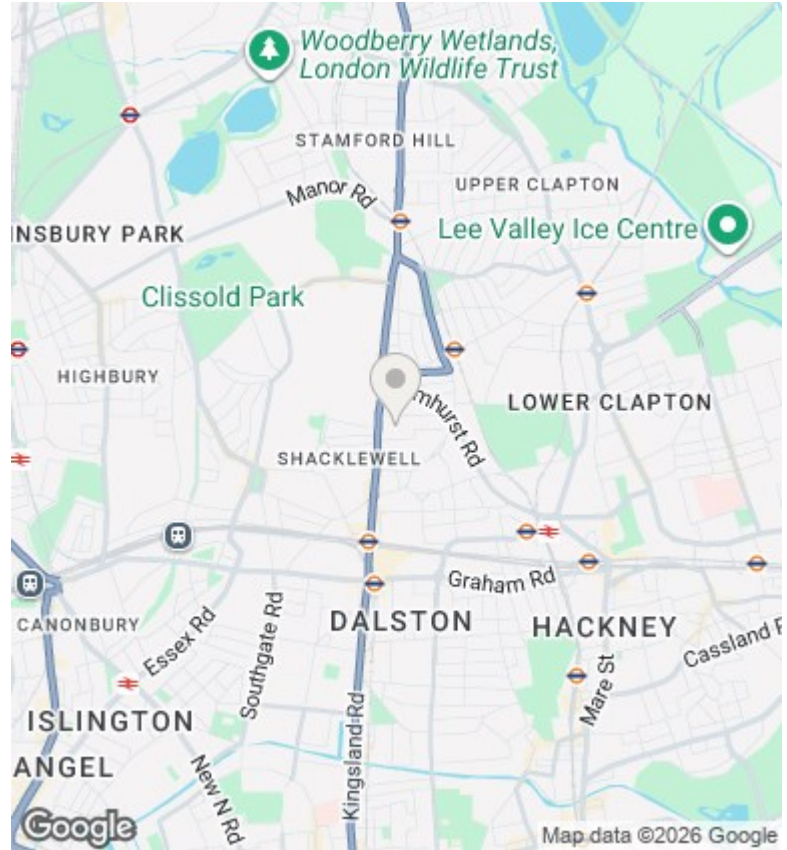


Council Tax Band: C





2nd floor  
 somerford grove N16  
 Total Gross Area: 749 ft² ... 69.6 m²  
 All measurements are approximate and for identification guideline purposes only, not to scale.  
 Compliant with the RICS code of measuring practice



**Directions**

**Viewings**

Viewings by arrangement only. Call 02073593191 to make an appointment.

**Council Tax Band**

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Full description

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