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PhilipAlexander Estate Agents 52 High Street, Hornsey London N8 7NX



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Stoke Newington Church Street, London N16 £525,000 FOR SALE

Flat









£525,000

Description

A bright and well-presentatted three-bedroom apartment extending to 690 sq. ft., situated on the third floor of a quiet, well-maintained block on Church Street. Recently redecorated throughout, the home features a brand-new kitchen and bathroom, attractive parquet flooring and a desirable west-facing private balcony offering lovely elevated views.

The accommodation comprises three generously sized bedrooms, a newly fitted separate kitchen, and a light-filled reception room with direct access to the private balcony, along with a contemporary new bathroom suite. Additional benefits include excellent natural light, ample built-in storage and secure fob entry.

Key Features

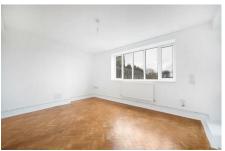
- · Three Bedrooms
- Parguet Flooring
- Close to Transport links and Amenities
- Private Balcony
- Close to Clissold Park
- Ideal First Time Buy

Tenure Leasehold
Lease Expires to be confirmed
Ground Rent to be confirmed
Service Charge to be confirmed
Local Authority Hackney

Local Authority
Council Tax

/ Hackney C







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Floorplan

Thoresby House, N16

Approx. Gross Internal Area 690 Sq Ft - 64.10 Sq M Approx. Gross Balcony Area 102 Sq Ft - 9.48 Sq M

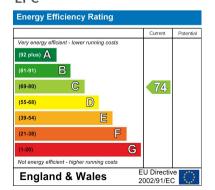


Third Floor

Certified Property Floor Area 690 Sq Ft - 64.10 Sq M

Measured according to RICS IPM52. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and datas shown are an approximate interpretation for illustrative purposes only, 1 sq m = 10.76sq feet.

EPC



The Energy Performance
Certificate (EPC) shows a
property's energy efficiency
and carbon emissions impact
on a scale from 'A' to 'G', where
'A' is most efficient and 'G' least
efficient. Better efficiency
means lower energy costs. The
EPC shows both the properties'
current efficiency rating and its
potential rating if all possible
improvements were made.