

Wild & Co.

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Benthal Road, N16 7AT

2 DOUBLE BEDROOM SPLIT LEVEL GARDEN FLAT, arranged over ground and first floors. Situated directly off Evering Road only moments from Rectory Road Station, Stoke Newington High Street & Hackney Downs Park. Offering: fitted kitchen, separate lounge, ground floor WC, 1st floor bathroom & WC, double glazing & sole use of rear garden. OFFERED WITH NO CHAIN, IDEAL FIRST TIME PURCHASE OR BUY TO LET - VIEW ASAP!

Guide Price £550,000 | Leasehold

Benthal Road, N16 7AT



- 2 Double bedroom split level flat
- Modern fitted kitchen with underfloor heating.
- Directly off Evering Road
- Chain free
- Sole use of rear garden
- Seperate lounge
- Moments from Rectory Road Station, Stoke Newington High Street & Hackney Downs Park.
- Ground & first floors
- G/F WC, F/F bathroom & sep. WC
- Ideal first time or buy to let purchase

Wild & Co. are pleased to offer for sale this; 2 DOUBLE BEDROOM SPLIT LEVEL GARDEN FLAT, arranged over ground and first floors.

Situated directly off Evering Road only moments from Rectory Road Station, Stoke Newington High Street & Hackney Downs Park.

Offeing with modern fitted kitchen, separate lounge, ground floor WC, 1st floor bathroom & WC, double glazing & sole use of rear garden.

CHAIN FREE

IDEAL FIRST TIME PURCHASE OR BUY TO LET - VIEW ASAP!

Entrance: via communal door to main front door on the ground floor:

Hallway: double glazed windows to front aspect, radiator, built in cupboards, wood flooring, stairs to first floor, doors to:

Fitted Kitchen/Diner 12'7 x 8'10: a range

of modern wall and base units with work surfaces, stainless steel sink unit with mixer tap and drainer, tiled splash back walls, built in electric oven with hob and extractor, radiator, wall mounted boiler, integrated washing machine, space for fridge freezer, built in cupboard, tiled flooring with underfloor heating.

Lounge 15'11 x 12'4: double glazed window to rear aspect, double glazed door to garden, wood flooring, radiator, door to:

Ground floor WC.

First Floor Landing: wood flooring, radiator, doors to:

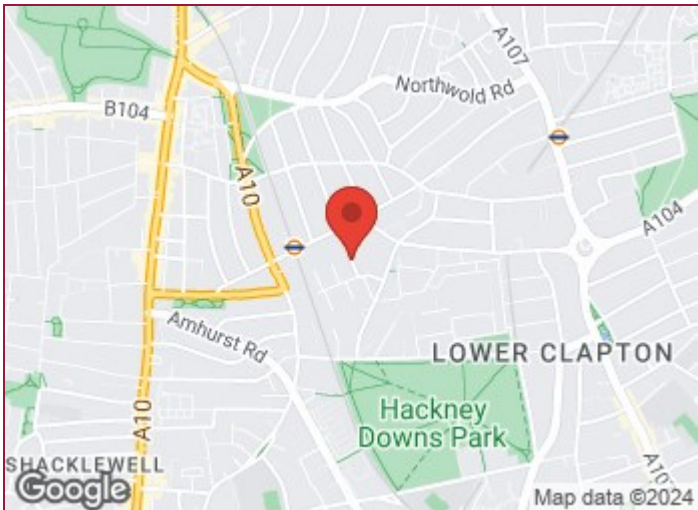
Bathroom: comprising of side panel bath with mixer tap, thermostatically controlled shower, wash hand basin with mixer tap, part tiled walls, tiled flooring, chrome heated towel rails, opaque double glazed window to front aspect.

Separate WC: low flush WC, opaque, double glazed window to rear aspect.

Bedroom One 12'6 x 12'2: double glazed window to rear aspect, wood flooring, radiator, built in cupboard.

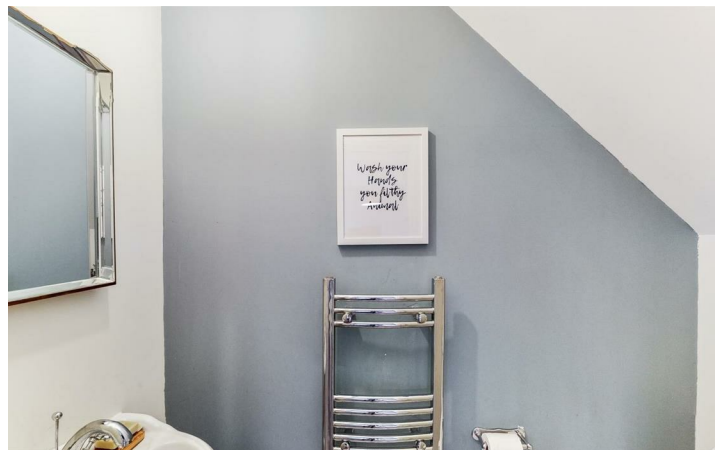
Bedroom Two 12'2 x 9'2: double glazed window to front aspect, wood flooring, radiator.

Rear Garden 6'77m x 6'53m: laid with AstroTurf, paved patio area.



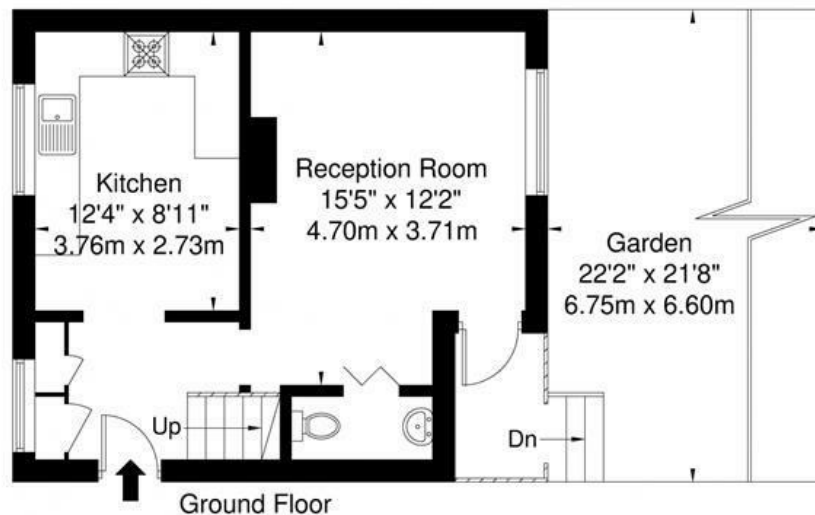
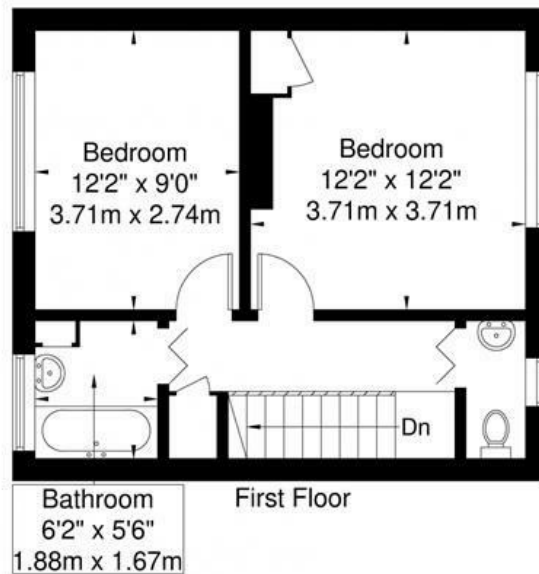
Directions

Situated directly off Evering Road only moments from Rectory Road Station, Stoke Newington High Street & Hackney Downs Park.



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Approx. Gross Internal Area = 73.3 sq m / 788 sq ft



Ref

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	69
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
56	63
England & Wales	
EU Directive 2002/91/EC	

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