

1 Bed Flat In Crawshay House Springdale Road, London, N16 9NU £399,990





SHORT DESCRIPTION

Property Ref: 13303 A charming one-bedroom flat located in the heart of Stoke Newington, situated on the first floor of a popular, well-positioned, stand-alone purpose-built block. It overlooks a tree-lined street leading to Clissold Park and is filled with natural light. The well-proportioned interiors provide approximately 494 sq. ft. of living space. The property features a bright and inviting reception room. The kitchen is equipped with a John Lewis Range JLRC922 Dual Fuel Cooker, Samsung 60cm frost free fridge freezer, Bosch slimline dishwasher and Hotpoint washing machine. A stainless-steel sink with a draining board, and a range of high and low units. The bedroom is bright and comfortable, offering a cozy retreat. The bathroom is elegantly designed with a three-piece suite including a bath with a vintage-style overhead shower, a wash hand basin, and a WC. It is adorned with exceptional white Italian tiles, a reclaimed iroko window shelf, and a large window for added ventilation. The property boasts a large communal garden at the rear and a small garden at the front. Ideally situated in a sought-after residential area in Stoke Newington, it is close to the vibrant Stoke Newington Church Street with its boutique shops, restaurants, and coffee shops. Newington Green Village, with its shops, cafes, and patisserie, is also nearby. Trendy Dalston and Islington's Upper Street, known for their shops, bars, and restaurants, are within easy reach. Transport links are excellent, with a bus stop on Clissold Crescent offering routes into central London, and numerous bus routes along Albion Road and Green Lanes. Canonbury Overground station is nearby, providing quick and easy access to the West End and City. Additionally, Rectory Road, Dalston Kingsland, and Dalston Junction Stations are close by. Property Type: Flat Full selling price: £399990.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 92 Yearly Ground Rent Cost: £12.00 Yearly Management Cost: £1720.00 Council tax band: B EPC rating: C Measurement: 387.501 sq.ft Outside Space: Communal Garden Parking: N/A Heating Type: Double Glazing ,Gas Central Heating ,Gas Chain Sale or Chain Free: chain-free Possession of the property: N/A



Bed Room(s)



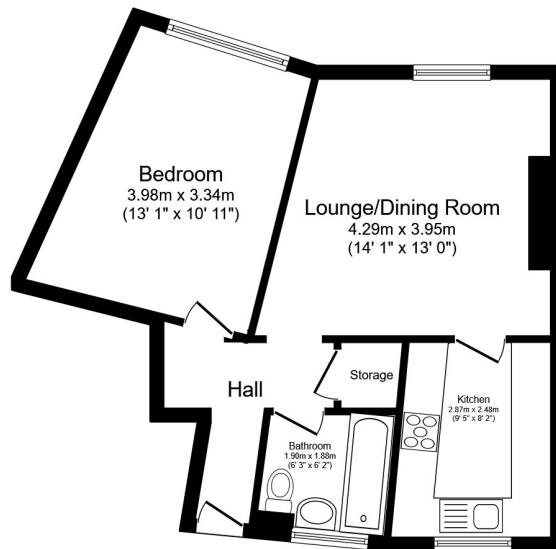
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 46.5 m² (501 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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