



Stamford Hill, N16 6QS

£375,000

Leasehold

Castles



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Castles Estate Agents are pleased to offer this three-bedroom apartment nestled in Brecon House, Stamford Hill offering over 700 sq ft of living space. The property features three generously sized double bedrooms, bespoke kitchen providing ample space. The property has wooden flooring, while the large living room is an ideal space to unwind. The property also benefits from a modern family bathroom. Stoke Newington and Stamford Hill is ideally situated to the offerings of the popular Stoke Newington Church Street with numerous amenities on your doorstep. It's within proximity to the green open spaces like Abney Park, Springfield Park & Clissold Park. There are excellent transport links to The City and West End with numerous good bus routes and trains to Liverpool Street from Stoke Newington station (Overground) and beyond.

*Tenure - Leasehold
Tenure Arrangement - 92 years
Service Charge - £120.00 pm
Ground Rent - £9.00 pa
Council Tax - C £1,668.77 pa
EPC - D 62, 80*

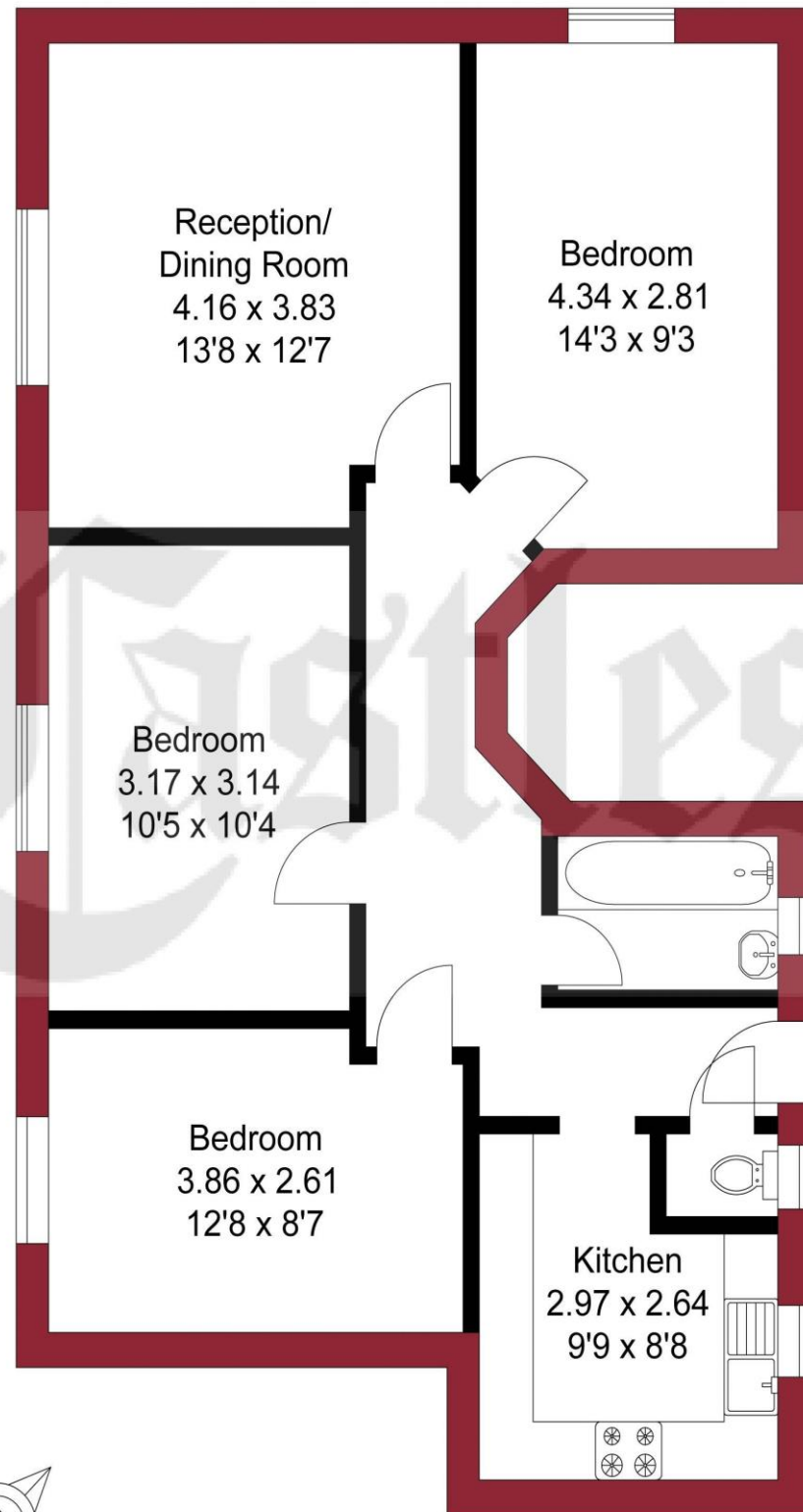
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020 8985 0106
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APPROXIMATE GROSS INTERNAL AREA
72.20 sqm / 777.15 sqft



FOURTH FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

An overview of the area

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

Transport

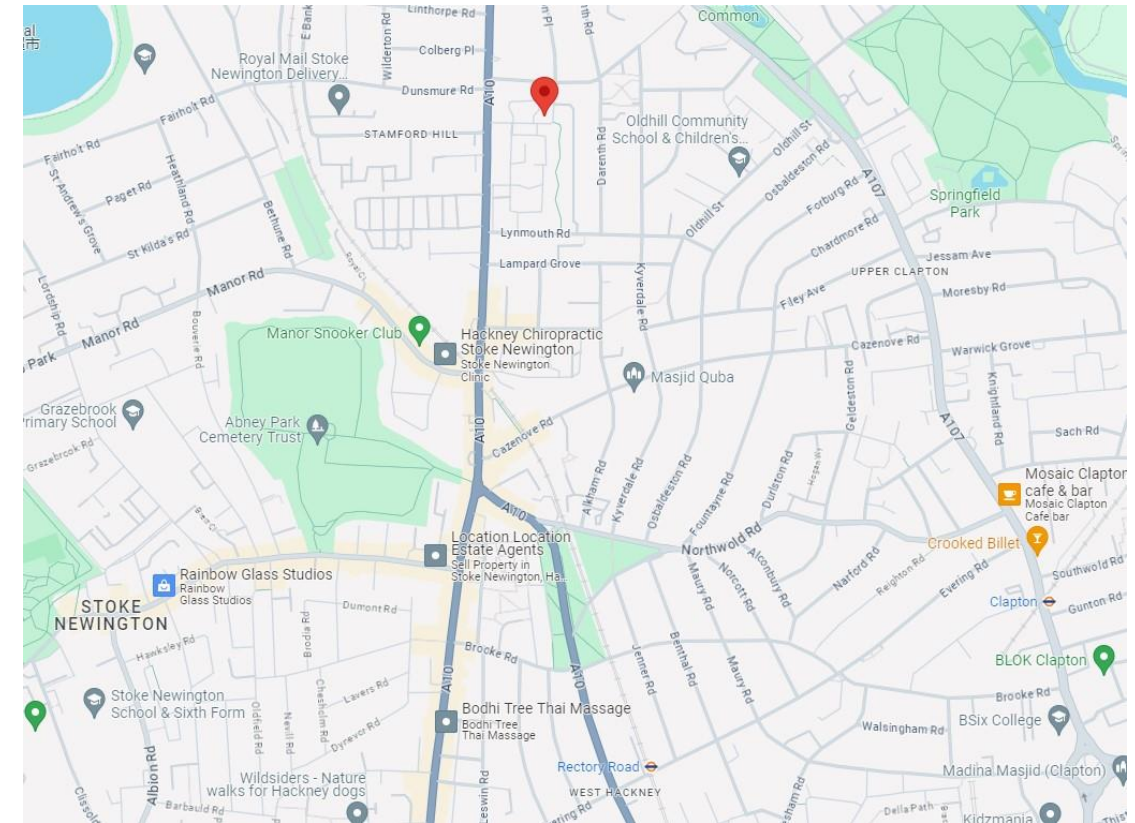
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line)

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



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