



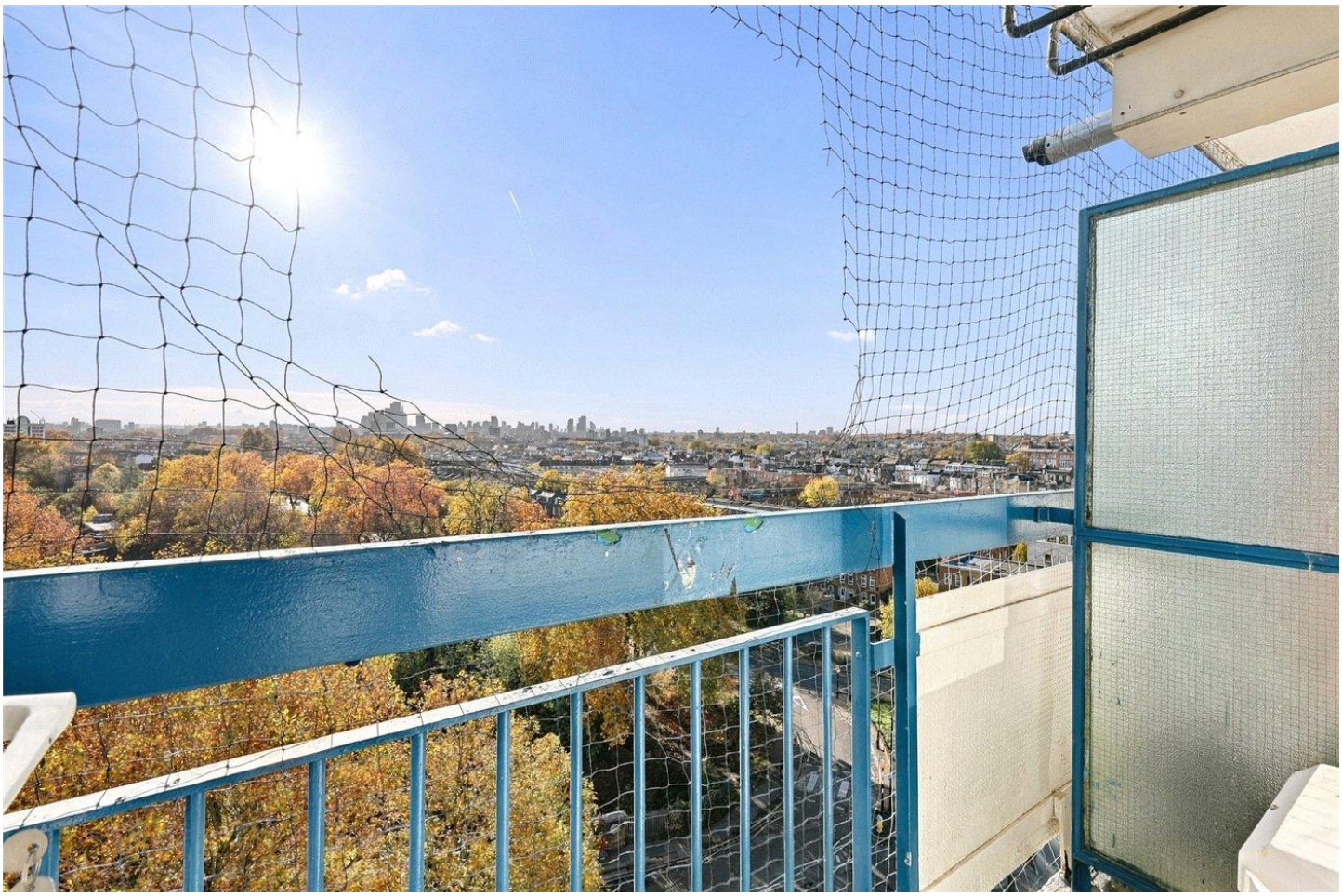


GEORGE DOWNING ESTATE, CAZENOVE ROAD, LONDON, N16

£350,000 LEASEHOLD

THREE BEDROOM TENTH FLOOR APARTMENT WITH TWO BALCONIES AND FAR REACHING VIEWS, N16.

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Situated on the tenth floor of the George Downing Estate, this spacious three bedroom apartment offers approximately 823.6 sq ft (76.5 sq. m) of well-arranged accommodation, together with two private balconies and far reaching views across the surrounding area.

The accommodation comprises a generous reception room with direct access onto a private balcony, a separate fitted kitchen with space for appliances and a further balcony, three bedrooms, a family bathroom and a separate WC.

The reception room is particularly well proportioned, providing ample space for both seating and dining. The separate kitchen is fitted with a range of wall and base units, work surfaces and space for appliances, with access to its own balcony.

There are three bedrooms, including two well-proportioned double rooms and a third bedroom which could also lend itself to use as a home office or study. The property further benefits from a separate bathroom and WC, offering additional practicality.

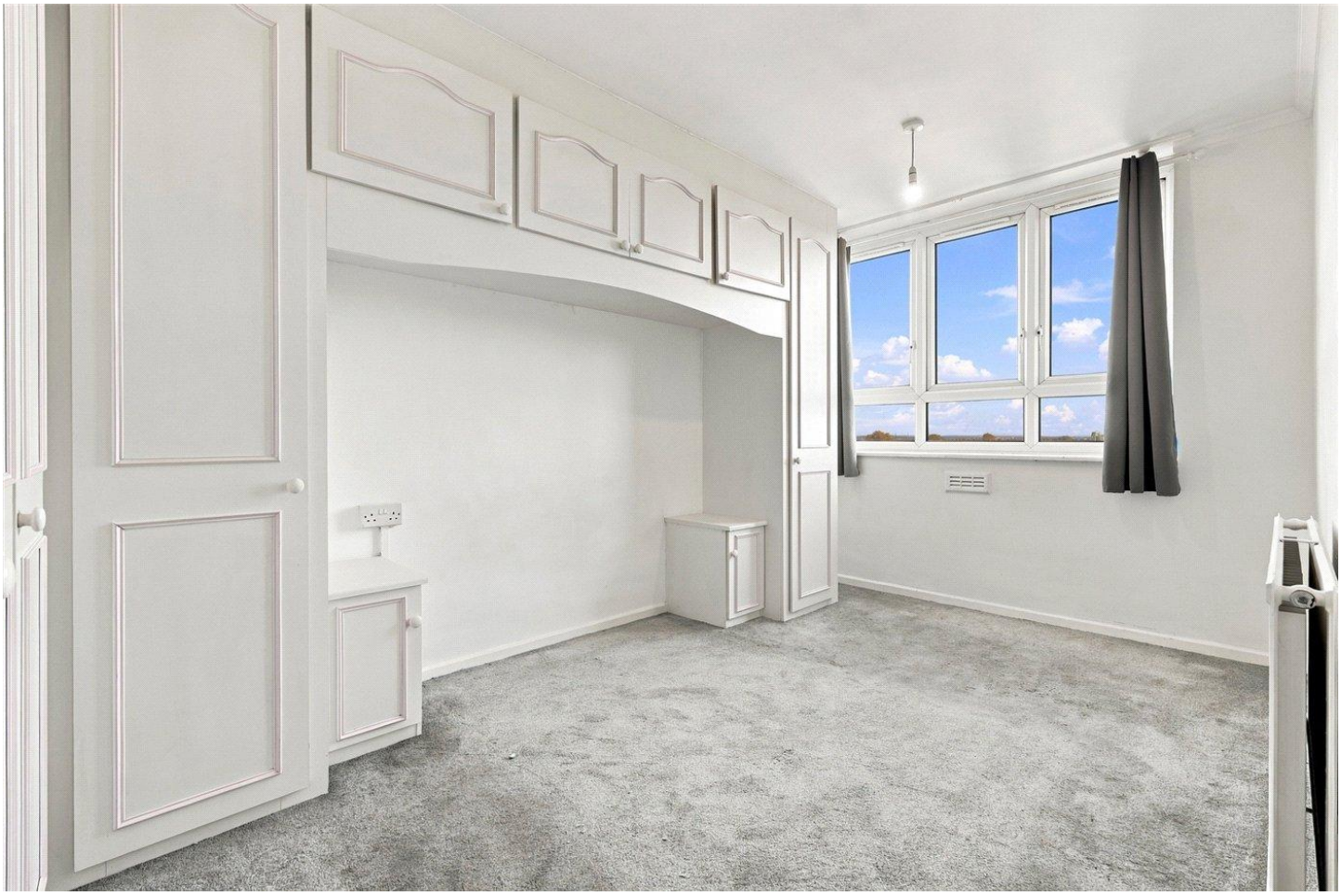
Occupying an elevated tenth floor position, the apartment enjoys good natural light and far reaching views, with the two balconies providing valuable outside space.

The property is situated on the George Downing Estate in N16, conveniently positioned for the amenities of Stoke Newington, Stamford Hill and the surrounding neighbourhoods. Stoke Newington Church Street is within easy reach, offering an excellent selection of independent shops, cafés, restaurants, pubs and everyday amenities, while Stoke Newington High Street provides further shopping and transport options.

The popular green spaces of Clissold Park and Abney Park Cemetery are also accessible, offering attractive open spaces for recreation and leisure. The area is well served by local bus routes, providing connections towards Stoke Newington, Dalston, Manor House and Finsbury Park, with Stoke Newington and Stamford Hill railway stations offering further connections into the City and beyond.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

Photos on this advert may have been dressed with AI. No permanent fixtures have been altered





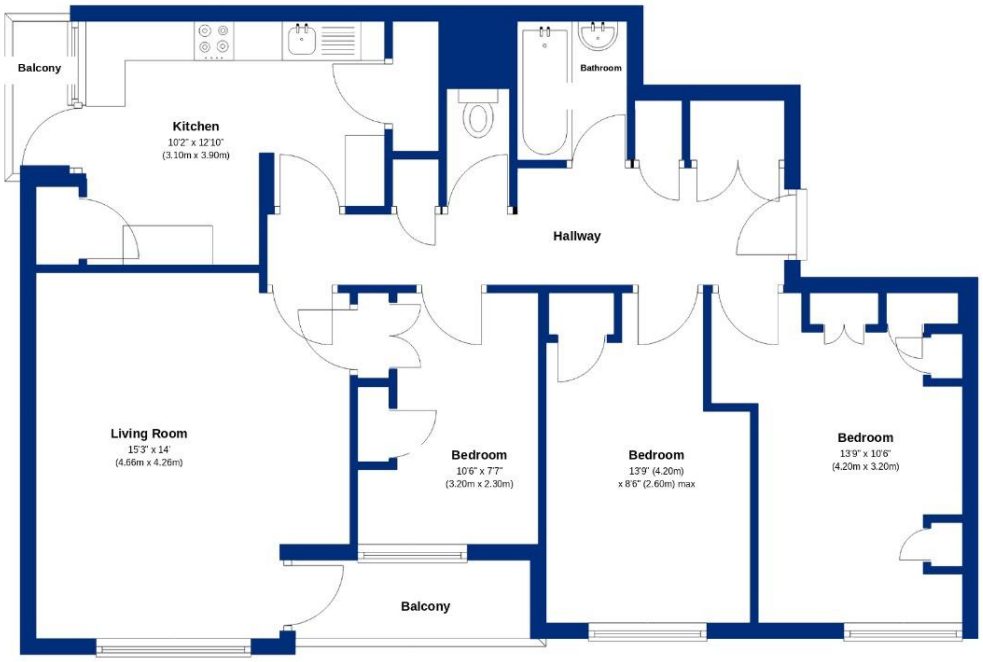


George Downing Estate

Total area: approx. 823.6 sq. feet (76.5 sq. metres)

Tenth Floor

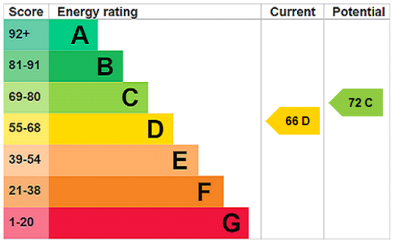
Approx. 823.6 sq. feet (76.5 sq. metres)
(excluding Balcony, Balcony)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
- @modphotouk | www.modphoto.co.uk
Plan produced using PlanUp.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/STK260278

Tenure: Leasehold

Term: 87 year and 8 months (Subject to change)

Service Charge: £3442.56 per annum (approx.)

Ground Rent: £0 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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