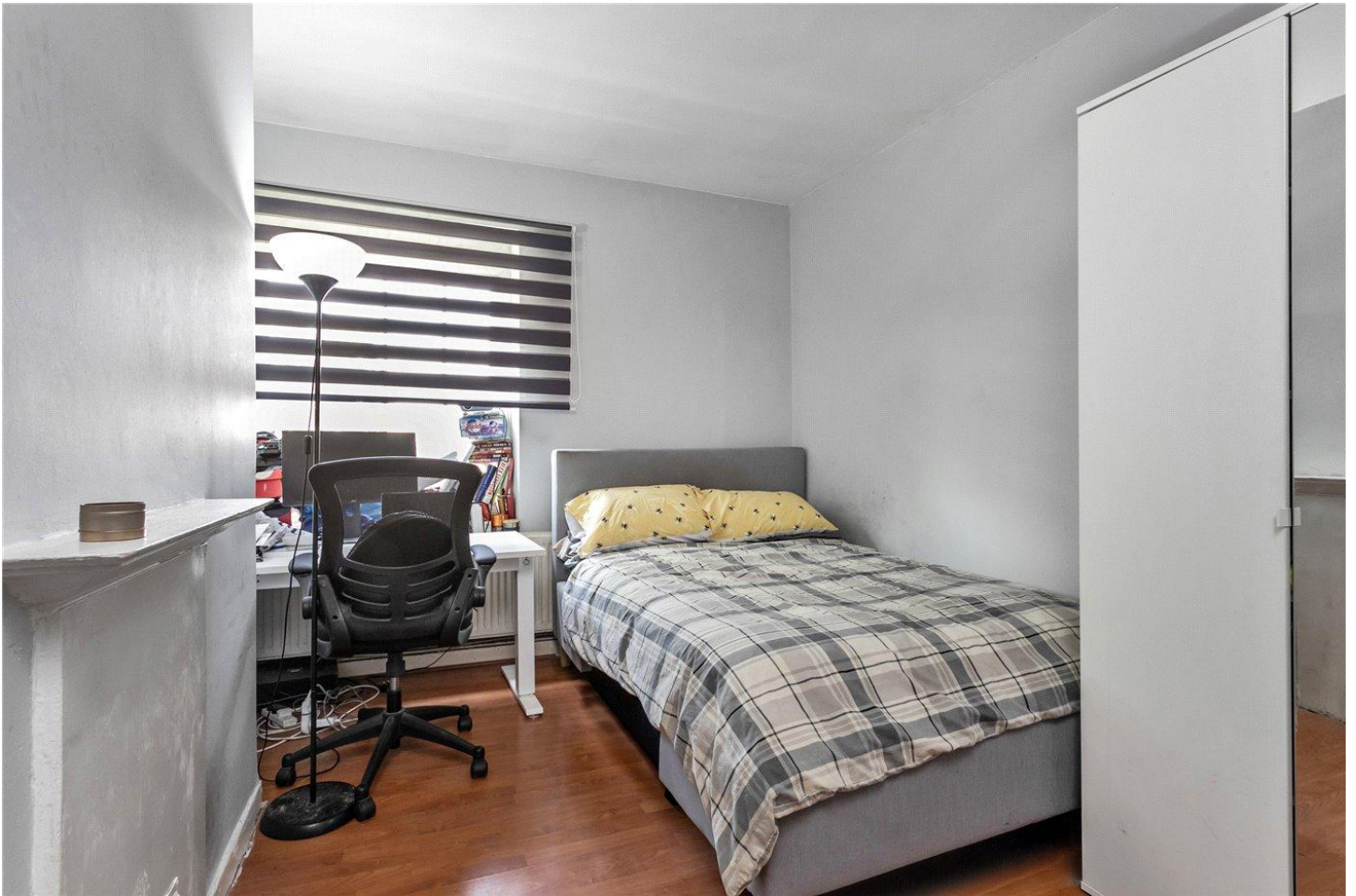




BERWYN HOUSE, STAMFORD HILL, LONDON, N16
£340,000 OFFERS IN EXCESS OF

**A WELL PRESENTED, TWO DOUBLE BEDROOM,
THIRD FLOOR APARTMENT POSITIONED IN A
WELL MAINTAINED LOW RISE BLOCK, N16**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A well-presented, two double bedroom, third floor apartment positioned in a well maintained low rise block, perfect for the first time buyer market.

Standing at 580 sq. ft, this well presented property comprises a reception room, ideal for hosting, separate kitchen, main double bedroom, second bedroom, bathroom and ample storage.

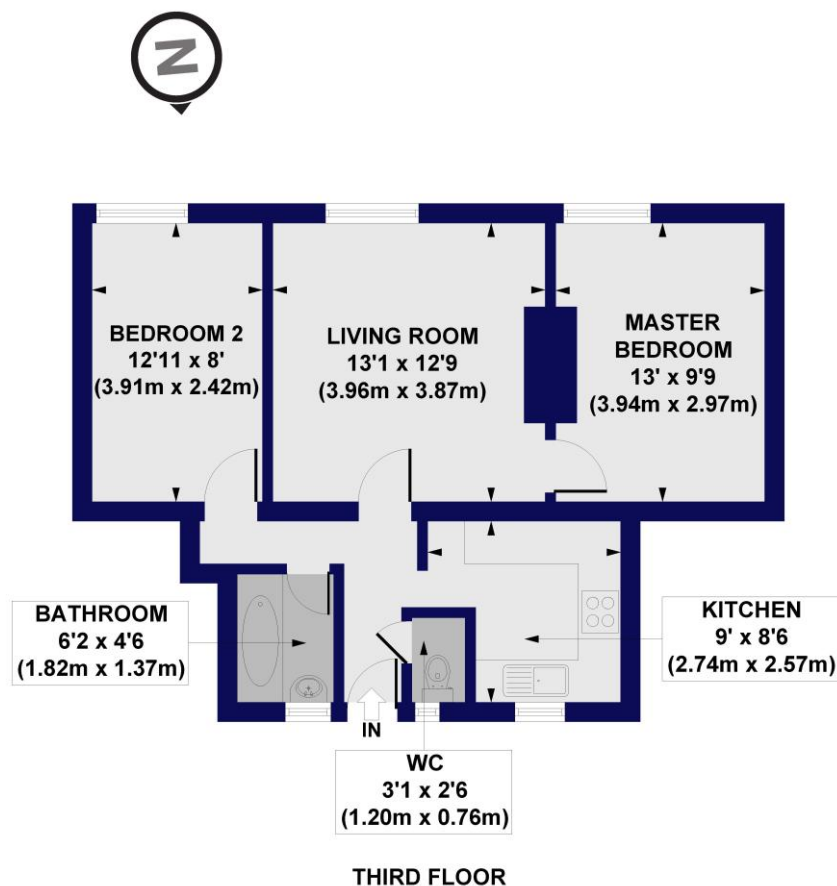
Berwyn House is situated on Stamford Hill, located moments from the many restaurants and coffee houses of Stoke Newington Church Street & High Street as well as only being a short walk from Clissold Park, Springfield Park and Abney Park.

Transport links include, Stoke Newington Station (Overground), Stamford Hill Station (Overground), Manor House Station (Piccadilly Line), Finsbury Park Station (Piccadilly & Victoria Lines and National Rail) and a wide variety of Bus routes into The City & West End.

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.



Berwyn House, Stamford Hill, N16
Approx. Gross Internal Floor Area 580 sq. ft / 53.86 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH240341>

Tenure: To be advised

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were