

**WALROND HOUSE, MATTHIAS ROAD, LONDON, N16
£500,000 LEASEHOLD**

**A BEAUTIFULLY BRIGHT ONE DOUBLE BEDROOM APARTMENT,
POSITIONED ON THE SIXTH FLOOR OF A MODERN DEVELOPMENT,
IDEALLY LOCATED BETWEEN NEWINGTON GREEN AND DALSTON, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk

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DESCRIPTION:

A beautifully bright one double bedroom apartment, positioned on the sixth floor of a modern development, ideally located between Newington Green and Dalston, N16.

The property comprises a spacious open plan kitchen/reception room with direct access to a generous private balcony, offering uninterrupted views across the surrounding area — ideal for both relaxing and entertaining. Off the hallway, you will find a well-proportioned double bedroom with built-in wardrobes, a sleek modern bathroom suite, built-in air conditioning and ample storage throughout.

The apartment is situated on Matthias Road, moments from the cafés, bars and restaurants of Newington Green, Dalston and Stoke Newington.

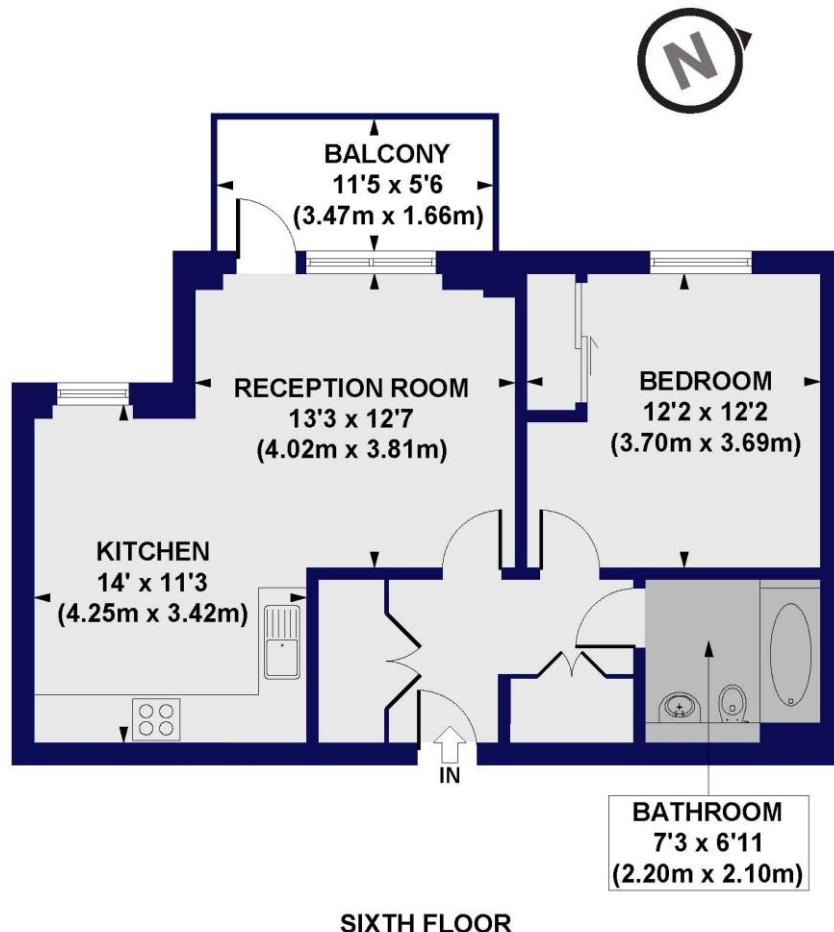
Transport links include Dalston Kingsland, Dalston Junction and Canonbury stations (Overground), along with a wide selection of bus routes providing excellent access into The City and across London. Clissold Park and Clissold Leisure Centre are also within easy walking or cycling distance.

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.

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Walrond House, Matthias Road, N16
Approx. Gross Internal Floor Area 592 sq. ft / 54.96 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.

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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 | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



<https://www.winkworth.co.uk/sale/property/STK250504>

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Tenure: Leasehold

Term: 245 year and 0 months

Service Charge: £3075.6 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

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

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