



DALEVIEW ROAD, LONDON, N15
£500,000 LEASEHOLD

**A BEAUTIFUL, ONE DOUBLE BEDROOM PERIOD
CONVERSION WITH A PRIVATE, SOUTH FACING
GARDEN.**

Stoke Newington | | stokenewington@winkworth.co.uk

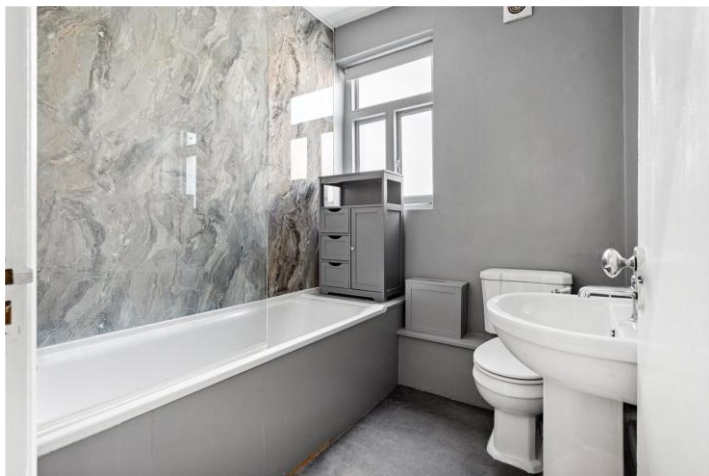


DESCRIPTION:

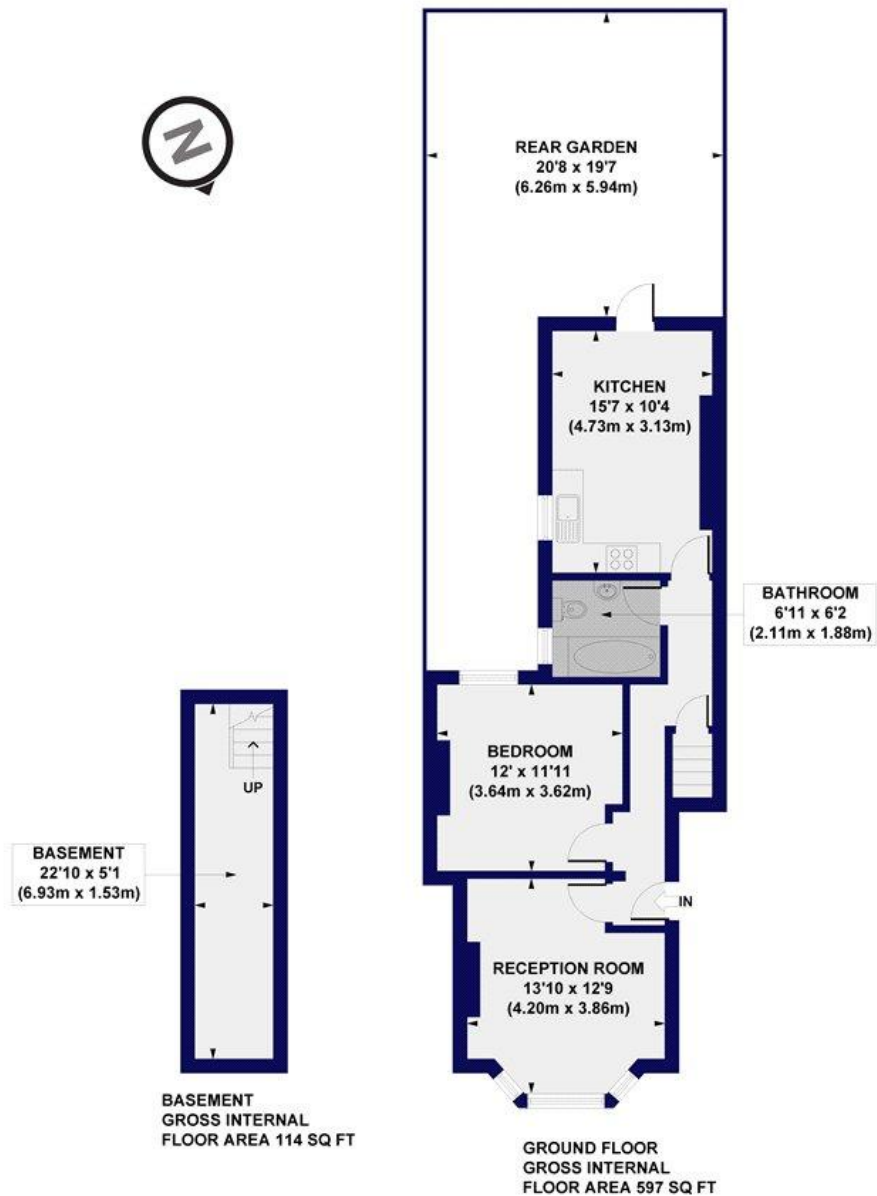
A stunning, one double bedroom apartment set on the ground floor of this handsome, Victorian building in N15. Standing in excess of 700 sq. ft, the property gives any potential purchase superb potential to come in and put their own stamp on it. Accommodation comprises of a spacious reception room, with bay window and feature fireplace, while the rear of the property occupies an excellent sized kitchen, with ample dining space. The back door then opens out into a gorgeous, south facing private garden, a perfect area to entertain in and ideal for those summer BBQs. The property is completed with a well-proportioned double bedroom, again with views out to the garden, a contemporary family sized bathroom and a useful basement.

Manor House station on the Piccadilly line is a short 10-minute bus ride away, or a walk away along New River, offering scenic views of the local wildlife. Stamford Hill Station is conveniently located within a 7-minute walk, providing a regular service into Liverpool Street, alongside numerous bus options. Stoke Newington Church St is also a comfortable 15-minute stroll away. Furthermore, the area boasts an array of accessible green spaces, including Woodberry Wetlands, Clissold Park, Springfield Park, Hackney Marshes, and Finsbury Park, catering to outdoor enthusiasts. Safe cycling routes into the City and the West End add to the area's connectivity and appeal.

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.



Daleview Road, N15
Approx. Gross Internal Floor Area 711 sq. ft / 66.09 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		
55-68	D	68 D	75 C
39-54	E		
21-38	F		
1-20	G		