

MALVERN HOUSE, STAMFORD HILL, LONDON, N16
'OFFERS IN EXCESS' £390,000 LEASEHOLD

A BRIGHT TWO DOUBLE BEDROOM FLAT JUST A SHORT WALK TO STOKE NEWINGTON STATION

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DESCRIPTION:

Nestled in Malvern House, Stamford Hill is this immaculate two-bedroom flat that offers approximately 589 sq ft of living space. As you step inside, you'll be greeted by a spacious and modern eat-in kitchen. The property features two double bedrooms, providing ample space for wardrobes and furniture. A good-sized living room with ample light, the flat also benefits from wooden floor throughout and a modern three-piece bathroom.

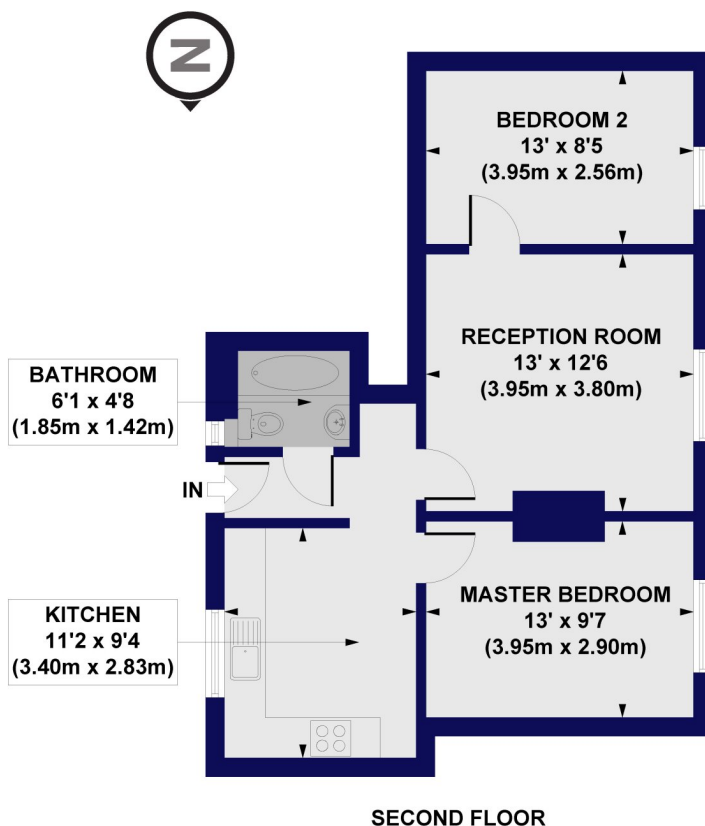
Stoke Newington and Stamford Hill is ideally situated in close proximity to the eclectic offerings of the ever-popular Stoke Newington Church Street. It's within close proximity to many green spaces like Abney Park, Springfield Park & Clissold Park. There are excellent transport links to The City and West End with numerous good bus routes and trains to Liverpool Street from Stoke Newington station (Overground).

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Malvern House, Stamford Hill, N16
Approx. Gross Internal Floor Area 589 sq. ft / 54.73 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	80
	EU Directive 2002/91/EC		

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