



7A, DUNSMURE ROAD, LONDON, N16
£699,950 LEASEHOLD

A WELL PRESENTED THREE BED PERIOD CONVERSION ON DUNSMURE ROAD, N16

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DESCRIPTION:

A beautifully presented three bedroom ground floor period conversion spanning 832 sq. ft. The property offers a bright and stylish interior as well as access to a large south facing garden. Features include an impressive open plan layout with the reception, kitchen and diner opening out on to the private garden. The property also benefits from a modern bathroom double glazed windows and quality floor coverings.

The maisonette comprises a private entrance opening into a hallway with inbuilt storage, leading into the open plan reception/kitchen/diner with ample space for both relaxing and dining. From there, double doors spill out onto the wonderful shared garden. You have the added benefit of owning the front section, providing extra privacy and exclusive access.

The kitchen boasts fully integrated appliances, underfloor heating and a modern range of matching white fronted wall and base units with a central island/breakfast bar, incorporating inset sink unit, induction hob, wall mounted electric oven, and further space for appliances. There are three well sized bedrooms and a stylish family bathroom with a three piece suite and elegant tiling.

Transport connections are excellent, with easy access to Stamford Hill Overground station and Stoke Newington Station. Seven Sisters station (Victoria Line) a 5-minute bus ride. South Tottenham (Overground), Manor House (Piccadilly Line), and Finsbury Park (Victoria, Piccadilly, and National Rail) are also easily accessible by bus. Manor House station can also be reached through picturesque routes along the scenic New River. The area boasts multiple green spaces, such as Woodberry Wetlands, Clissold Park, and Hackney Marshes, ideal for outdoor activities. Safe cycling routes into the City and West End further add to the area's appeal.

The property is enviably located in a much sought after residential road, within easy access of Stoke Newington and Stamford Hill stations, as well as numerous regular bus routes. Stoke Newington offers an array of shops and amenities, with Stoke Newington Church Street providing a variety of fashionable bars, cafes and restaurants. The area is well served by excellent local schools and beautiful open spaces including Clissold Park, Abney Park and the Wetlands.

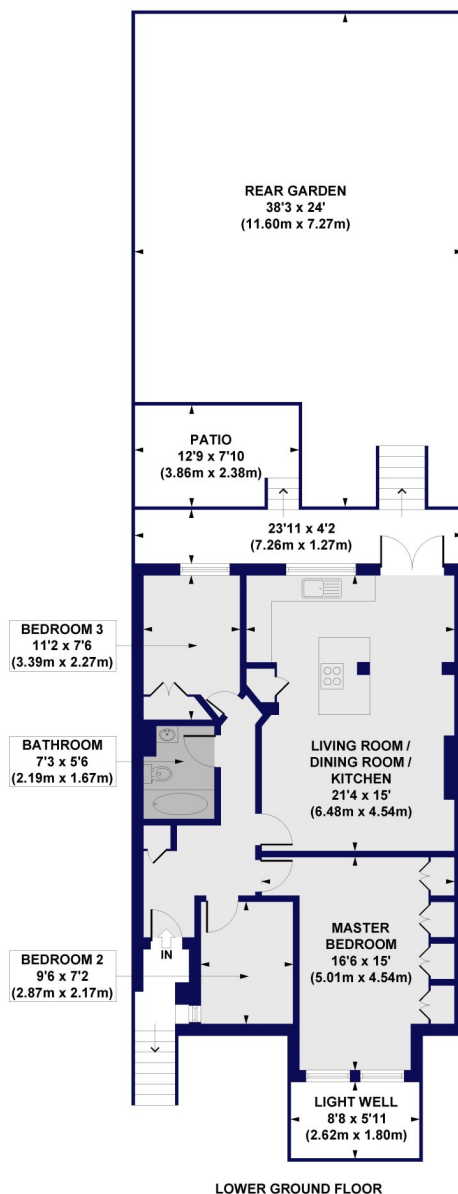
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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Dunsmure Road, N16
Approx. Gross Internal Floor Area 832 sq. ft / 77.34 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	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/STK250250>

Tenure: Leasehold

Term: 159 year and 11 months

Service Charge: £1000 per annum

Ground Rent: £ 200 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 correct at the time of printing.

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