



Carysfort Road, N16 9AD

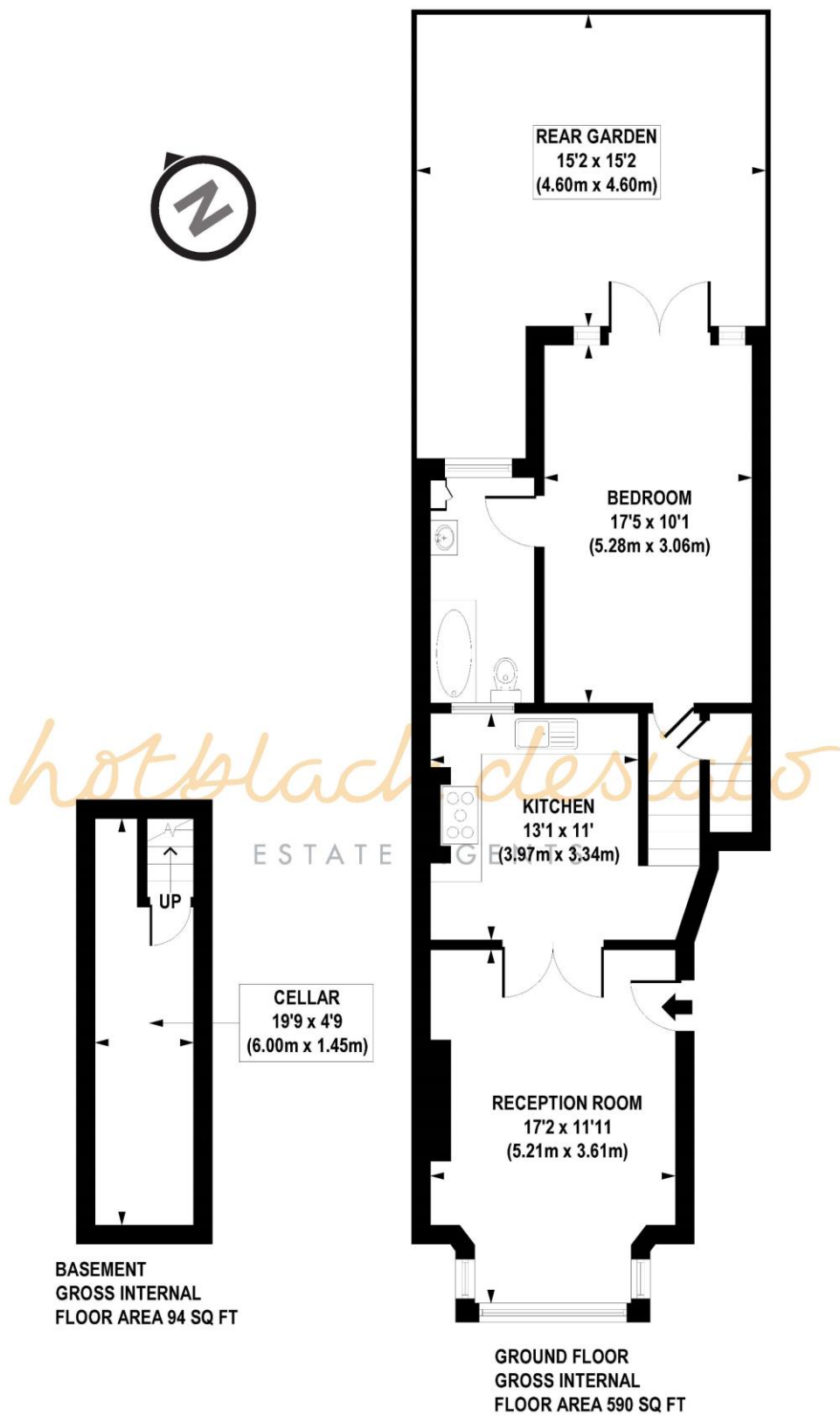
Asking Price: £550,000 Share of Freehold

Situated on one of Stoke Newington's most popular and appealing roads, this exceptionally bright and airy one bedroom apartment would make an ideal first time buy. The well-proportioned accommodation comprises a good size double bedroom, smart bathroom and sunny living room with well-appointed kitchen area. There is direct access to a wonderful private garden.

Declaration Of Interest: The Owner of this apartment is an employee of Hotblack Desiato.

- One Bedroom
- Bright and Airy accommodation
- Private Garden
- Share of Freehold (111 years remaining)
- Service Charge: £130 p/a
- Approx 683 Sq Ft
- Council Tax Band C (Hackney)





APPROX. GROSS INTERNAL FLOOR AREA 683 sq. ft / 63.49 sq. m (Including Basement)

Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

