



ABNEY PARK COURT , STOKE NEWINGTON HIGH 1 BED APARTMENT

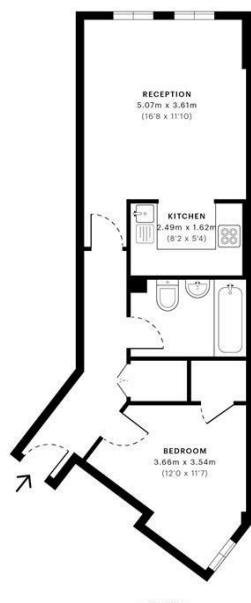
£325,000
LEASEHOLD

A well-appointed and beautifully presented one-bedroom apartment positioned on the first floor of the popular Abney Park Court, ideally located in the heart of Stoke Newington. The property has been tastefully decorated, well maintained and offers bright, well-balanced accommodation throughout.

Upon entering, you are welcomed into a stylish semi open-plan reception and kitchen, flooded with natural light via impressive floor-to-ceiling windows, creating an excellent space for both everyday living and entertaining. The spacious double bedroom offers ample room for wardrobes and furnishings, while the modern tiled bathroom is finished in clean, contemporary tones. The property is further enhanced by a long lease, making it an attractive option for both owner-occupiers and investors.

Ideally positioned just off Stoke Newington High Street and moments from Stoke Newington Church Street, residents enjoy a vibrant mix of independent

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GROSS INTERNAL AREA (sqm)
The total area of the property
41.59 sqm / 447.67 sqftNET INTERNAL AREA (sqm)
The total area of the property available
for habitation, including head height
39.88 sqm / 428.51 sqftEXTERNAL STRUCTURAL FEATURES
The total area of the property available
for habitation, including head height
0.00 sqm / 0.00 sqftRESTRICTED HEAT HEIGHT
The total area of the property available
for habitation, including head height 1.8m
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Please note that these floor plans are for guidance purposes only and are not a formal area calculation.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scans.

IPMS 3E RESIDENTIAL: 42.74 sqm / 453.59 sqft
IPMS 3C RESIDENTIAL: 40.45 sqm / 435.40 sqft
SPEC ID: 62061a70830de40a3d7b49f1f



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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