



MALVERN HOUSE, STAMFORD HILL, LONDON, N16
£425,000 LEASEHOLD

**A VERY WELL PRESENTED TWO BEDROOM FLAT, JUST
A SHORT WALK TO STOKE NEWINGTON STATION**

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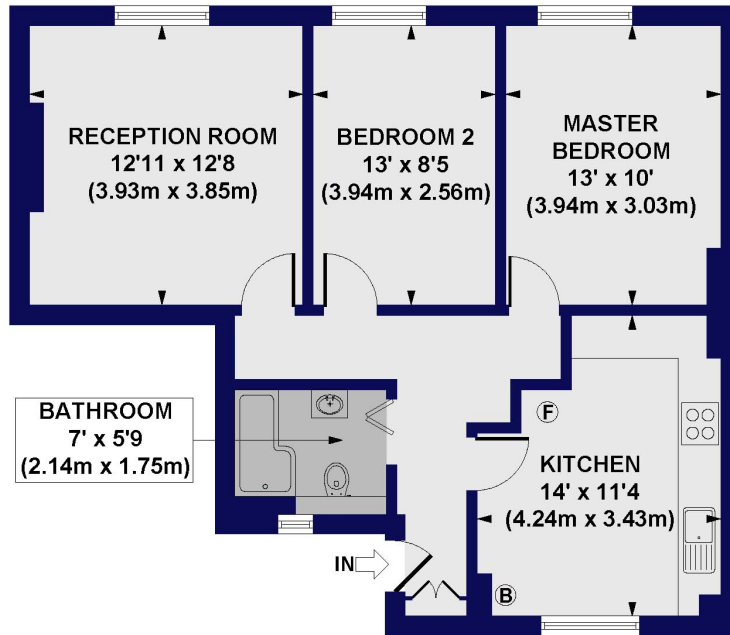
DESCRIPTION:

Nestled in Malvern House, Stamford Hill is this immaculate two bedroom flat offers approximately 700 sq ft of living space. As you step inside, you'll be greeted by a spacious and inviting modern eat-in kitchen, perfect for hosting friends and family gatherings. The property features two generously sized double bedrooms, providing ample space for wardrobes and furniture. The original floorboards throughout add character and warmth to the interior, while the large living room is an ideal space to unwind, flooded with natural light. The property also benefits from 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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 Approx. Gross Internal Floor Area 700 sq. ft / 64.99 sq. m



FIRST FLOOR

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.

