



CLISSOLD CRESCENT, LONDON, N16

£585,000 LEASEHOLD

**A BRIGHT, THREE BEDROOM APARTMENT SET
ACROSS THE TOP FLOOR WITH A PRIVATE
BALCONY.**

Winkworth Stoke Newington | [020 3869 9000](tel:02038699000) |

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DESCRIPTION:

A stunning, three-bedroom, purpose-built apartment positioned on the top floor of this well-kept block in the heart of Stoke Newington. Standing at a very impressive 812 sqft, the property offers a sensational amount of natural light throughout from an east to south facing aspect. Accommodation comprises of a spacious, open plan living room/kitchen with ample dining space, leading directly out to a private, south facing balcony. All three bedrooms are good sizes, one benefits from a built-in wardrobe, while the property is completed a modern bathroom and ample storage throughout.

Clissold Crescent is perfectly located for local, shops, cafes and restaurants situated nearby on Newington Green and Church Street which are both well known for their village atmospheres.

Upper Street is close by and provides a selection of boutique shops and bars as well as theatres and a vibrant nightlife. The green spaces of Highbury Fields and Clissold Park are also just a short distance away. Transport across London is made easy with over ground links at nearby Canonbury, providing access to the City and East London whilst Highbury and Islington (Victoria line) is the closest underground link. Numerous bus services also offer routes across London whilst international travel is facilitated from St Pancras.

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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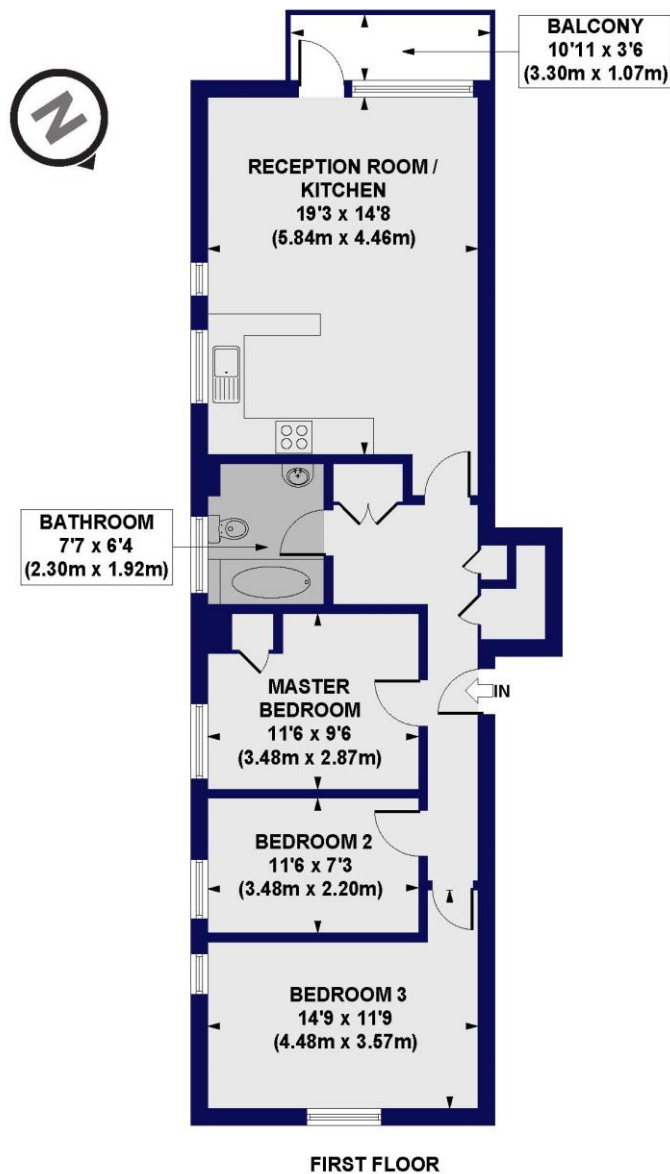
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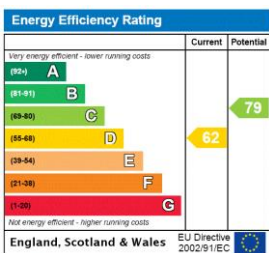
Clissold Crescent, N16
 Approx. Gross Internal Floor Area 812 sq. ft / 75.44 sq. m



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.



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.



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