

## Prince George Road, N16

**£450,000** Share of Freehold

### 1 Bedroom Apartment

727 sq ft (approx)

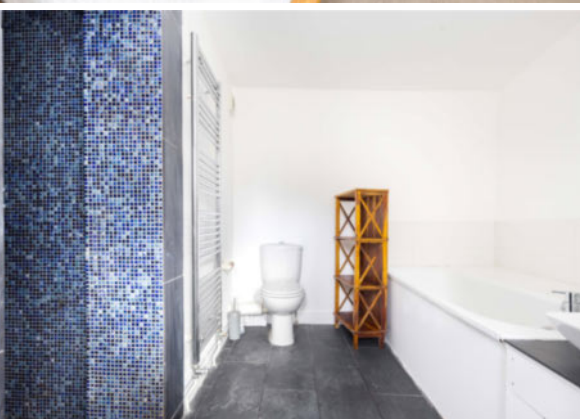
#### Key Features

- Newly decorated throughout
- Own private entrance
- Invaluable basement offering extensive storage
- Bathed in natural light
- Offered with no forward chain
- Ideal first-time purchase

### Property Description

Nestled next to the lush, green expanses of Butterfield Green, this charming corner-positioned Victorian conversion occupies the ground floor of a two-storey Victorian house. Recently refreshed throughout and offered with vacant possession, the property boasts its own private entrance leading to a welcoming reception hall, plus a valuable basement offering ample storage. The well-appointed kitchen has space for a dining table and leads up to a light-filled, spacious living and

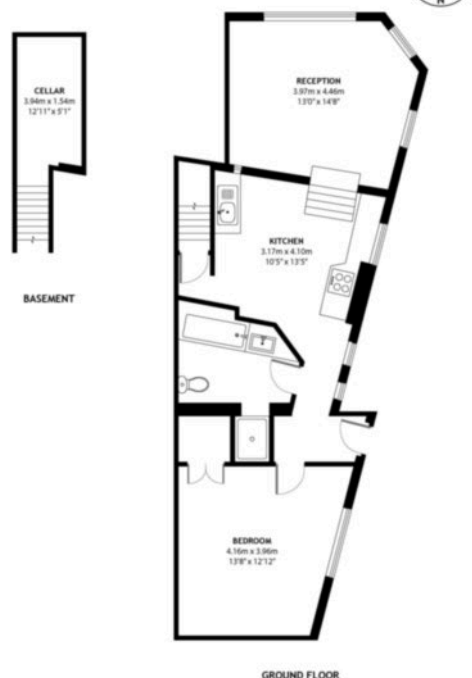
entertaining area. A generously sized double bedroom and a well-proportioned four-piece bathroom complete the layout. Conveniently located near Newington Green, Stoke Newington High Street, and the bustling Church Street, the property is well-served by transport links, including Dalston Junction and Dalston-Kingsland overground stations. Further Material Information available, please request from relevant branch.



## Floorplan

### PRINCE GEORGE ROAD N16

Approximate Gross Internal Area  
67.62 m<sup>2</sup> / 727.85 sq<sup>ft</sup>



## Council Tax Band: C

## Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(81-81) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Hackney Office

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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. In accordance with The Consumer Protection from Unfair Trading Regulations the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only.