



1

Bedroom



1

Bathroom



**SHARED OWNERSHIP | Spacious 1 Bedroom Apartment | Second Floor
| Bespoke Kitchen | Juliet Balcony | Modern throughout | Ideal for
commuters...**

Experience modern urban living in this spacious and contemporary one-bedroom flat, perfectly situated on a charming tree-lined street in the highly sought-after area of Stoke Newington. This stunning residence offers a perfect blend of style and convenience, making it an ideal choice for professionals and discerning buyers.

Stylish Living Space:

The open-plan kitchen and living room is a masterpiece of modern design, featuring bespoke cabinetry, integrated appliances, and ample storage. The large windows and glass doors flood the space with natural light, highlighting the beautiful hardwood floors and offering picturesque views. The living area seamlessly extends to a Juliet balcony, perfect for enjoying your morning coffee or an evening drink.

Time For Bed:

The generously sized bedroom is a peaceful retreat, with plush carpeting, a large window, and ample wardrobe space. This room is designed to be both restful and functional, providing a serene escape from the hustle and bustle of city life.

Modern Bathroom:

The contemporary bathroom is elegantly appointed with high-quality fixtures, a sleek white suite, and stylish tile work. The bath/shower combination and heated towel rail add a touch of luxury to your daily routine.

Out & About:

Located just a short walk from Stoke Newington's vibrant Church Street, this flat is at the heart of a lively community known for its eclectic mix of independent shops, cafes, and restaurants. Enjoy leisurely strolls through Clissold Park or explore the natural beauty of nearby Abney Park and Woodberry Wetlands.

Bouverie Road is ideal for commuters, with Stoke Newington Overground Station offering direct services to London Liverpool Street in just 15 minutes. Finsbury Park Station, a short bus ride away, provides access to the Victoria and Piccadilly lines, connecting you to Kings Cross, Euston, and Covent Garden. Numerous bus routes serve Angel Islington, Dalston, Old Street, and other key locations, while the nearby Cycle Superhighway 1 (CS1) makes cycling a convenient option.

Ownership:

This stunning flat is offered on a 50% Shared-Ownership basis with a stair-casing option available, along with a monthly rent portion: £656.24. The purchase price is based on a full value set at £390,000.

Other Information...

Tenure: 50% Shared Ownership / Leasehold Freehold

Parking Arrangements: Street parking (Controlled parking in place)

Vendors position: Actively Looking

Council Tax Band: C (£1,668.77 p/yr)

Local Authority: Hackney

Accessibility at the property: Lift Access

Service Charge: £139.17 p/m (includes building insurance)

50% Shared Ownership Rent: £656.24 p/m

Ground Rent: £0

Utilities

Water: Mains water connected to the property (metered)

Electricity: Property connected to mains electricity

Drainage: Mains & Surface water drainage connected to the property

Heating: Electric - Room heaters

Windows: Double glazing

Mobile coverage (based on calls indoors): O2 - Likely | EE - Likely | Three - Limited | Vodafone - Limited

Broadband (estimated download speeds): Standard: 13 Mbps | Superfast: 80 Mbps

Selcraig House, Bouverie Road, N16

Approximate Gross Internal Area = 48 sq m / 512 sq ft

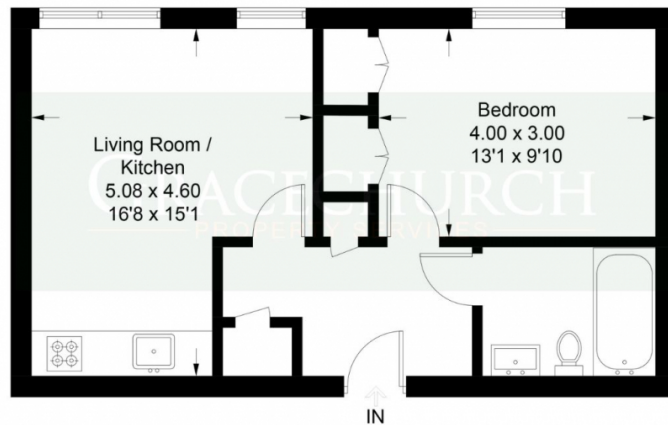


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1111536)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Selcraig House, Bouverie Rd, Stoke Newington N16

