



John Campbell Road
London N16

A splendid two double-bedroom apartment with large courtyard garden

Presented to a high standard of interior design, this turn-key period apartment has a large open-plan sitting room leading onto a quiet rear garden, two double bedrooms, stylish kitchen, internal courtyard and lower ground shower room.



1 RECEPTION ROOM



2 BEDROOMS



1 SHOWER ROOM



SHARE OF FREEHOLD



678 SQ FT



**ASKING PRICE
£650,000**



The property

A well presented two double-bedroom ground floor period apartment in popular Dalston.

The original Victorian house was split into two apartments sharing the entrance hallway. This apartment has recently been refurbished. The principal bedroom has a period Victorian fireplace and bay window, which offers the room natural light. There is further space for fitted wardrobes, if required.

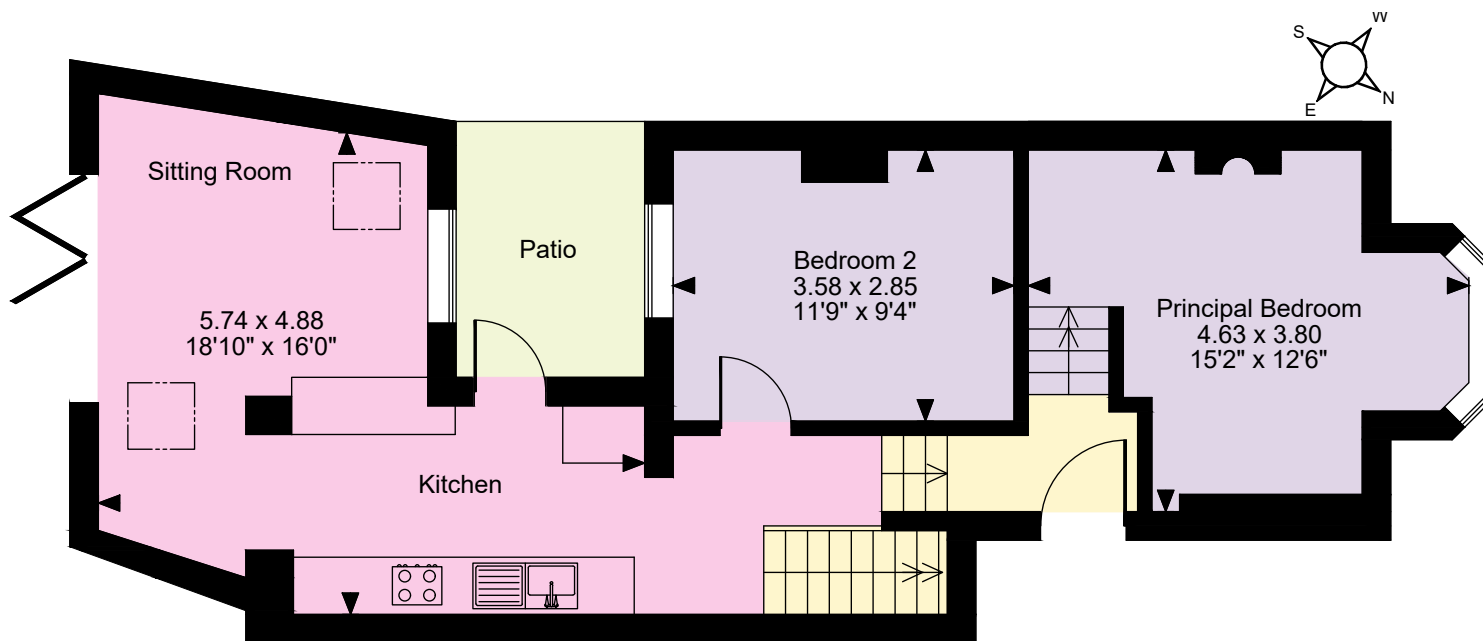
A second double bedroom overlooks a small private external courtyard accessed off the kitchen. A galley kitchen has been fitted with timber worksurfaces, Belfast-style sink, and contemporary wall and base units. The kitchen feeds into an open-plan sitting room with bi-folding doors onto the rear courtyard garden.

A short staircase leads down to a well presented shower room with WC and sink unit.

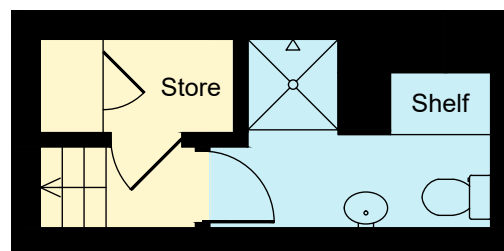
In all, this is a very well presented ground floor apartment, ideal for first time buyers, young professionals, investors, downsizers, and/or those looking for a pied-a-terre.







Ground Floor



Lower Ground Floor

The position & size of doors, windows, appliances and other features are approximate only

Location

Dalston is fast becoming a popular location for first time buyers looking to take advantage of improving capital values and a vibrant multicultural atmosphere. The wide range of independent restaurants, cafés, public houses, shops and local amenities, couples with the area's rich tapestry of culture and community. The road itself is pedestrian to one end making it quiet with little passing traffic.

Floorplans

House internal area 678sq ft
For identification purposes only.

General

Tenure: Share of Freehold - Lease 108 years unexpired.

Service Charge: Contribution to buildings insurance
TBC

Local Authority: London Borough of Hackney

Broadband: Fast

Council Tax: B

EPC Rating: D

Services: Mains gas, water, electricity and drainage
gGas fired central heating).

Fixtures and Fittings: Certain items are excluded from sale, but may be available by separate negotiation.

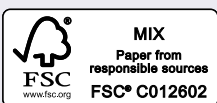
Parking: On street permits are available from local authority at additional cost.

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