

# NOVUS Residential

SALES  
LETTINGS  
MANAGEMENT

## THE TREES, AMHURST PARK, N16



A stunning one double bedroom apartment located upon the raised ground floor of this imposing bay fronted Victorian Terrace, equidistant of Stoke Newington and Manor House. The property extends to in excess of 600 sq ft and comprises entrance lobby with doors leading to: reception room to rear aspect with French doors leading to a private south facing terrace, a separate fully aplianced eat-in kitchen, large double bedroom to front aspect and contemporary bathroom suite. The property has a myriad of features which distinguish it and make it extremely desirable; ceiling heights are approximately 12 ft, the original (secondary glazed) sash windows are stripped and retain their working shutters, there is stripped wood flooring to principal rooms and the kitchen is both newly installed and well appointed. In addition, the property also benefits from off street parking on a first come first served basis.

The Trees is a terrace of four substantial Victorian terrace properties converted into premier apartments and set back from the main road. Located at the junction of Amhurst Park and Cranwich Terrace. It is at the heart of the vast transformation of Woodberry Down by Berekley Homes which is seeing vast investment in local housing, schools, libraries etc. In addition, the apartment is well located for access to the bars and restaurants of Stoke Newington. Clissold Park, with its tennis courts and green open spaces is also close by. The location is particularly well situated for transport facilities with Stamford Hill Station providing direct access to Liverpool Street Station and Manor House Station (Piccadilly Line) providing local Underground access. In addition to this numerous bus routes serve the locale, which provide regular services to the City, West End and beyond.

**£1,800 PCM**

**Furnished**

**Available Mid November**

**0208 350 8936**

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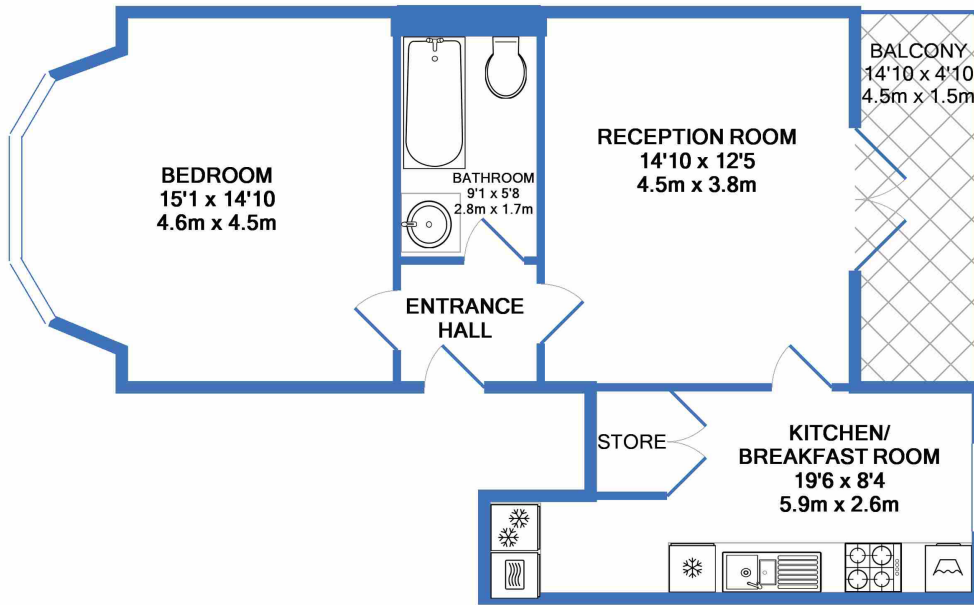






### Council Tax: **Band C £1,576 (Hackney)**

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THE TREES, AMHURST ROAD, N16  
 TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.8 SQ.M.)

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