

2 Bed Flat In Carysfort Road, , London, N16 9AL

£2,600 Monthly





SHORT DESCRIPTION

Property Ref: 8734 Situated on a quiet residential road in one of Stoke Newington's most sought-after locations, this well-presented two-bedroom garden flat offers comfortable living with excellent transport links to the City, Canary Wharf and the West End. The area's vibrant selection of independent cafés, restaurants, shops and the open green spaces of Clissold Park are all just a short walk away. Offered fully furnished and decorated in neutral tones throughout, the property provides bright, practical living space ideally suited to professionals, couples or a small family. The modern kitchen has been thoughtfully designed to provide an excellent space for cooking, dining and entertaining. It comes fully equipped with a large oven, five-burner gas hob, dishwasher and all essential white goods. The spacious principal bedroom benefits from built-in wardrobes and is furnished with a double bed, offering generous storage and comfortable accommodation. The second bedroom provides an ideal home office or study for those working remotely. Alternatively, it would make an excellent nursery or child's bedroom, being most suitable for a child up to 10 years old, or it can be used as an occasional guest room. The contemporary bathroom features attractive tiled flooring, a shower over the bath and a skylight, allowing plenty of natural light and ventilation. The welcoming living room includes built-in storage, a comfortable sofa and enjoys views over the private rear garden. The low-maintenance garden provides a lovely outdoor space to relax, entertain or enjoy the warmer spring and summer months. Additional storage is available within the cellar, which is conveniently accessed directly from inside the flat. Property Type: Flat Full Renting price: £2600.00 Pricing Options: Fixed Price EPC rating: D Measurement: 828 q.ft. Outside Space: Rear Garden Parking: Permit Heating Type: Gas Central Heating -----

2

Bed Room(s)

1

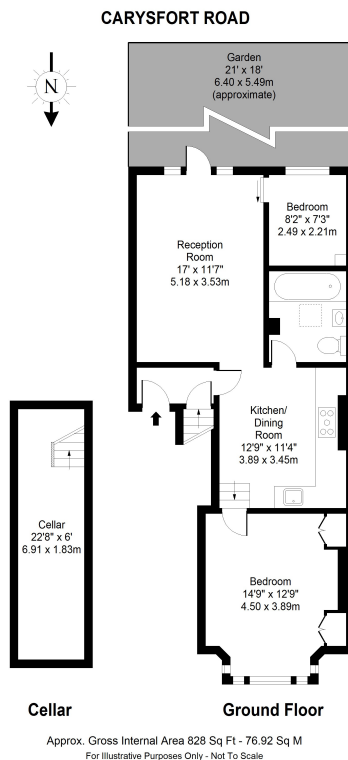
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	55 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.
[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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