



Hythe House, N4 2GA £410,00

**DAVID
ANDREW**

your
most
valuable
asset

Hythe House, N4 2GA

Introducing a well-proportioned double-bedroom flat set across the second floor of a popular modern development. The property is in fantastic condition throughout & comprises an entrance hallway with a large walk-in storage area, a sizeable reception with a door opening out to the private balcony offering 60sqft of external space & a peaceful outlook across to the Reservoir, back inside; there is a modern & well-equipped kitchen with integrated appliances, a substantial double bedroom & a large full bathroom suite, which offers access off of the main hallway & directly from the bedroom, allowing easy accessibility at all times.

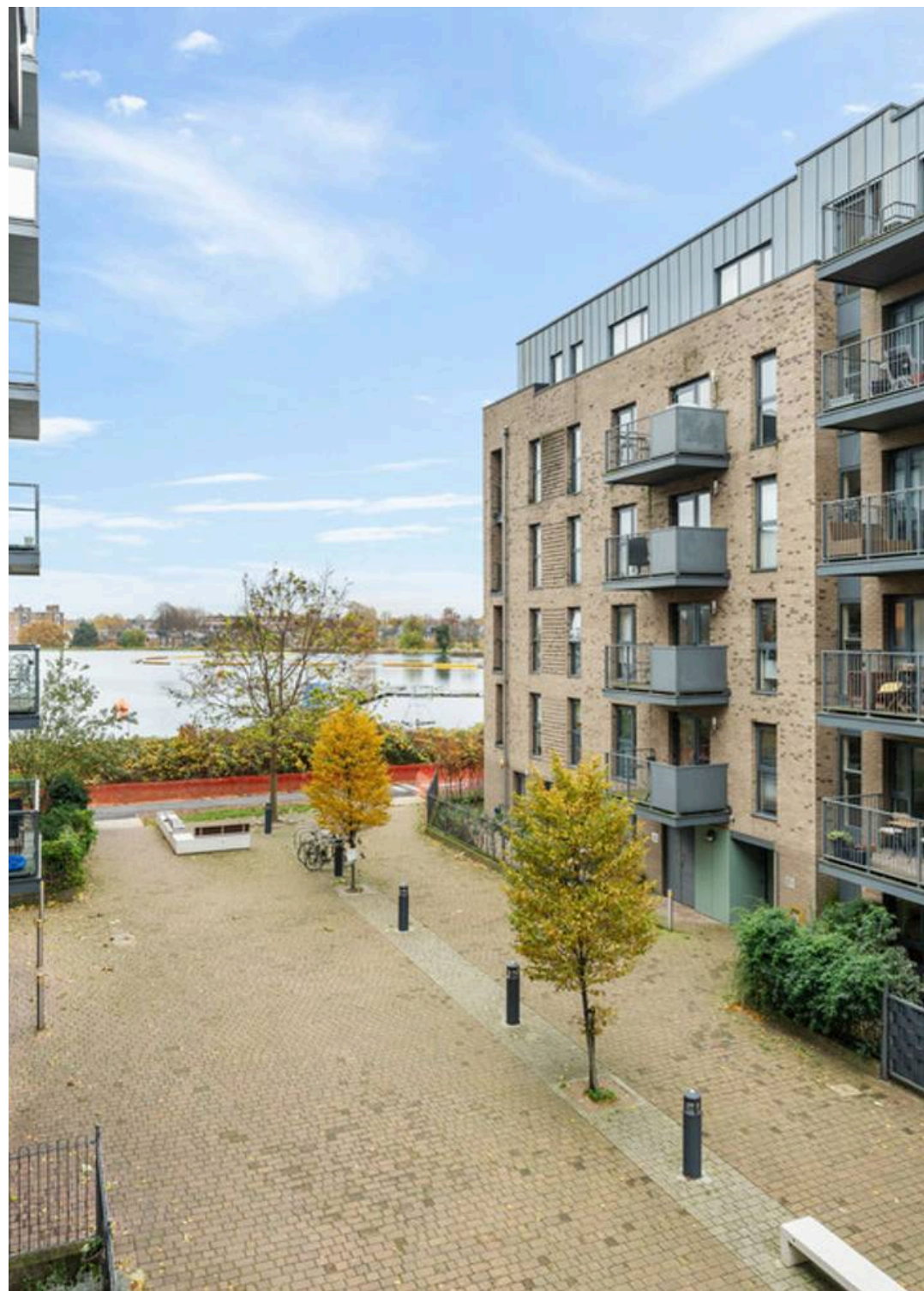
The property is well located with views out to the Woodberry Wetlands Reservoir, a short walk to the amenities of both Highbury & Stoke Newington, plus the pleasant Green spaces of Clissold & Finsbury Park. It is served by excellent transport links via Zone Two Victoria & Piccadilly lines and regular local bus routes.

Council Tax band: C

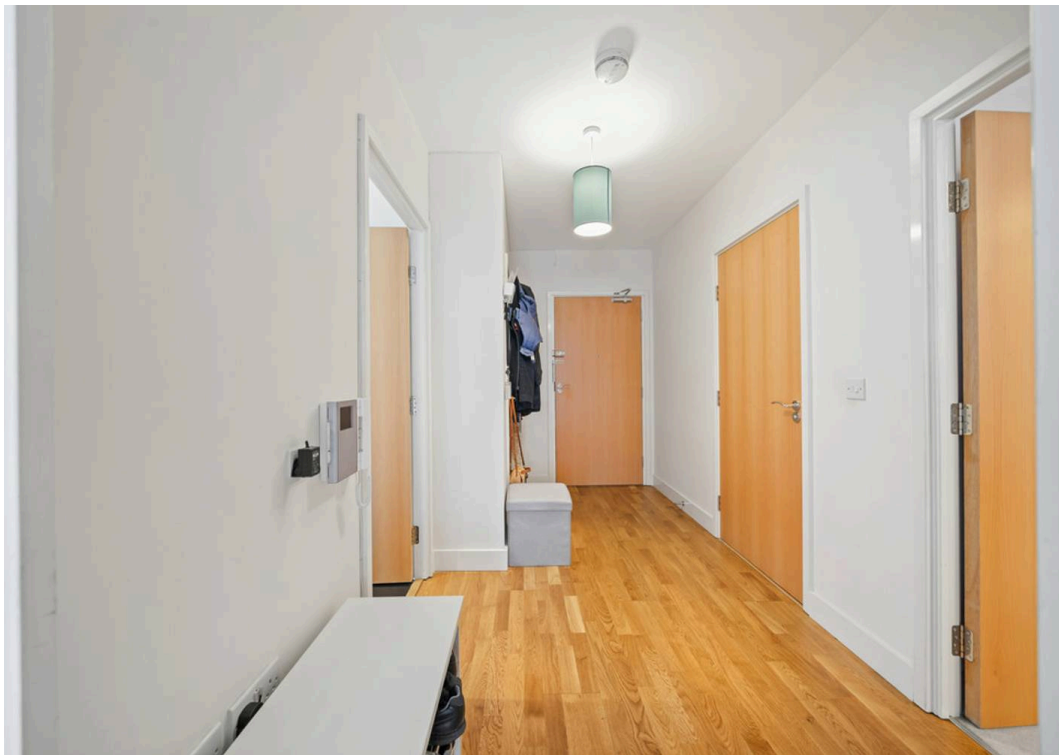
Tenure: Leasehold

EPC Energy Efficiency Rating: B

- 557 sq ft / 53.6 sq m
- One Double Bedroom
- Woodberry Wetlands Reservoir Views From The Private Balcony
- Spacious Open Plan Living & Dining Area Flooded With Natural Light
- Great Condition Throughout
- Modern Fitted Kitchen
- Excellent Transport Links
- Amazing location close to Highbury & Stoke Newington





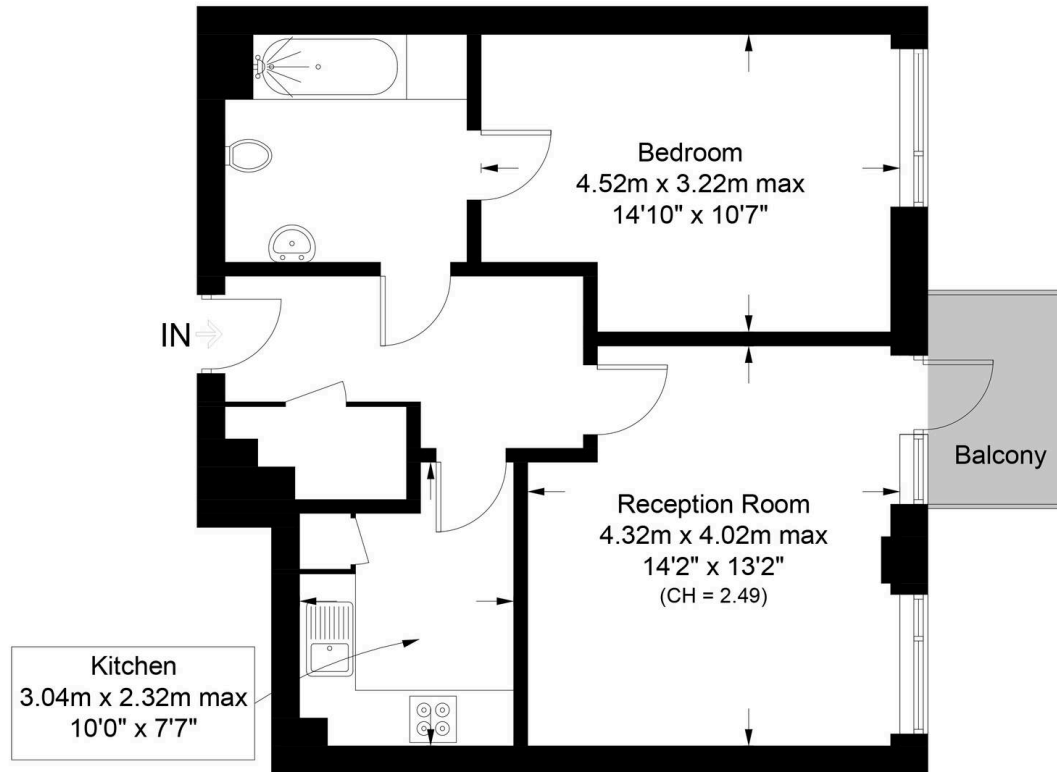




Hythe House, N4

Approximate Gross Internal Area = 577 sq ft / 53.6 sq m

DAVID ANDREW | your most valuable asset



Second Floor

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222

scan to book
a viewing



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1028309)

DAVID ANDREW | your most valuable asset

has been exercised in the of these particulars, out the property must not be as representations of r fact. Prospective applicants and rely upon their own id those of professional es. David Andrew Estates ibility for any error contained in these particulars.

