



Bright & spacious three bedroom maisonette

Foulden Road, London, N16

£725 pw (£3,141.67 pcm) plus fees apply, Unfurnished
Available from 02.06.2020



Three double bedrooms
High spec finish
Abundance of natural light
Recently refurbished
Great location

Local Information

The Property is located just a short distance from Rectory road and Dalston Kingsland Overground station. It is also within close proximity all the amenities Stoke Newington & Dalston has to offer.

About this property

This large property has been recently renovated to a very high standard with a clear attention to detail. Arranged over the first & second floor, the property boasts three double bedrooms, two bathrooms and large open plan kitchen/reception. Further benefits include a Juliette balcony, ample storage & parquet flooring.

Furnishing

Unfurnished

Local Authority

London Borough of Hackney
Council Tax Band = B

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Lettings Office.
Telephone: 020 3889 6177.





Foulden Road, London, N16
Gross Internal Area 1076 sq ft, 100 m²



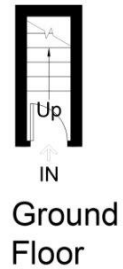
savills.co.uk

Jake McCreedy-Evans
 Hackney Lettings
020 3889 6177
 jake.mccreedyevans@savills.com

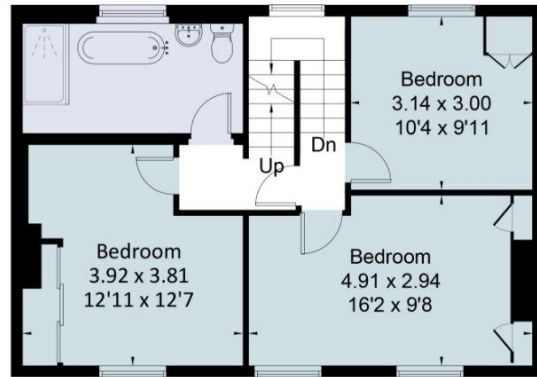
Approximate Area = 103.2 sq m / 1110.8 sq ft
 Including Limited Use Area (8.5 sq m / 92 sq ft)
 For identification only. Not to scale.
 © Fourwalls Group



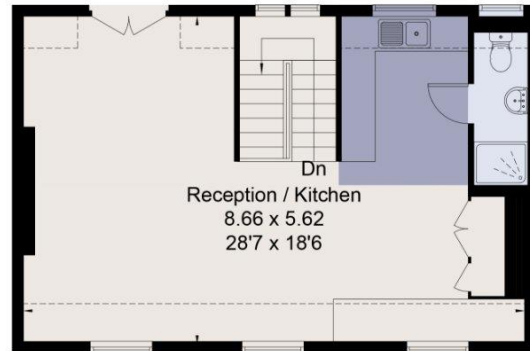
= Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 252576

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.
 Hard copy available on request. . 20200505KAW

