

Walrond House, N16  
Approx. Gross Internal Area 859 Sq Ft - 77.94 Sq M  
Approx. Gross Balcony Area 96 Sq Ft - 8.92 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

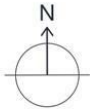
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



OAKWOOD



Walrond House, Matthias Road, N16



£700,000 Leasehold

\*\*\*GUIDE PRICE £700,000- £720,000\*\*\* Situated on the top floor of a sought-after development in the heart of the city, this exceptional apartment offers the perfect blend of contemporary style and urban convenience. Spanning approximately 839 square feet, the well-designed layout seamlessly connects stylish living spaces to a private balcony, where stunning panoramic views provide a truly tranquil escape.

The property features two generously sized double bedrooms, including a luxurious principal suite with its own elegant en-suite bathroom. Designed with both comfort and sophistication in mind, every aspect of this home showcases modern living at its finest.

Residents can enjoy the beautifully designed rear communal patio, an ideal space for relaxation and social gatherings. Additional benefits include secure bike storage, video-entry access, and a lift serving all floors, ensuring both convenience and security.

Walrond House is just a short walk from the vibrant mix of independent shops, cafés, and acclaimed restaurants in Newington Green, including local favourites such as Jolene, Perilla, and Cadet. Gillet Square and Kingsland Road are also nearby, offering further entertainment options, while excellent transport links at Dalston Kingsland and Dalston Junction provide easy connectivity. Green spaces such as Butterfield Green and Dalston Curve Garden are within walking distance, offering peaceful retreats for outdoor enjoyment.





- PANORAMIC VIEWS
- 839 SQFT
- CLOSE TO TRANSPORT AND AMENATIES
- EXCELLENT CONDITION
- PRIVATE BALCONY
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- COMMUNAL BIKE STORAGE
- IDEAL FIRST TIME BUY

