



Garnham Close Stoke Newington, London N16

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## Garnham Close

### Stoke Newington

### London N16

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Generously proportioned ex-local authority two bedroom maisonette in a superb location close to popular local schools, Church Street and excellent transport links.



#### DESCRIPTION

Set on a street of similar properties, spacious accommodation arranged over two floors comprises; entrance hall; separate 18' kitchen-diner with modern units, opening through to a spacious living room. A door leads out to a private west-facing garden (15' approx) with brick storage shed and entrance gate. The upstairs boasts two beautiful double bedrooms; modern bathroom with thermostatic shower over the bath, and separate WC. The property also benefits from ample storage throughout.

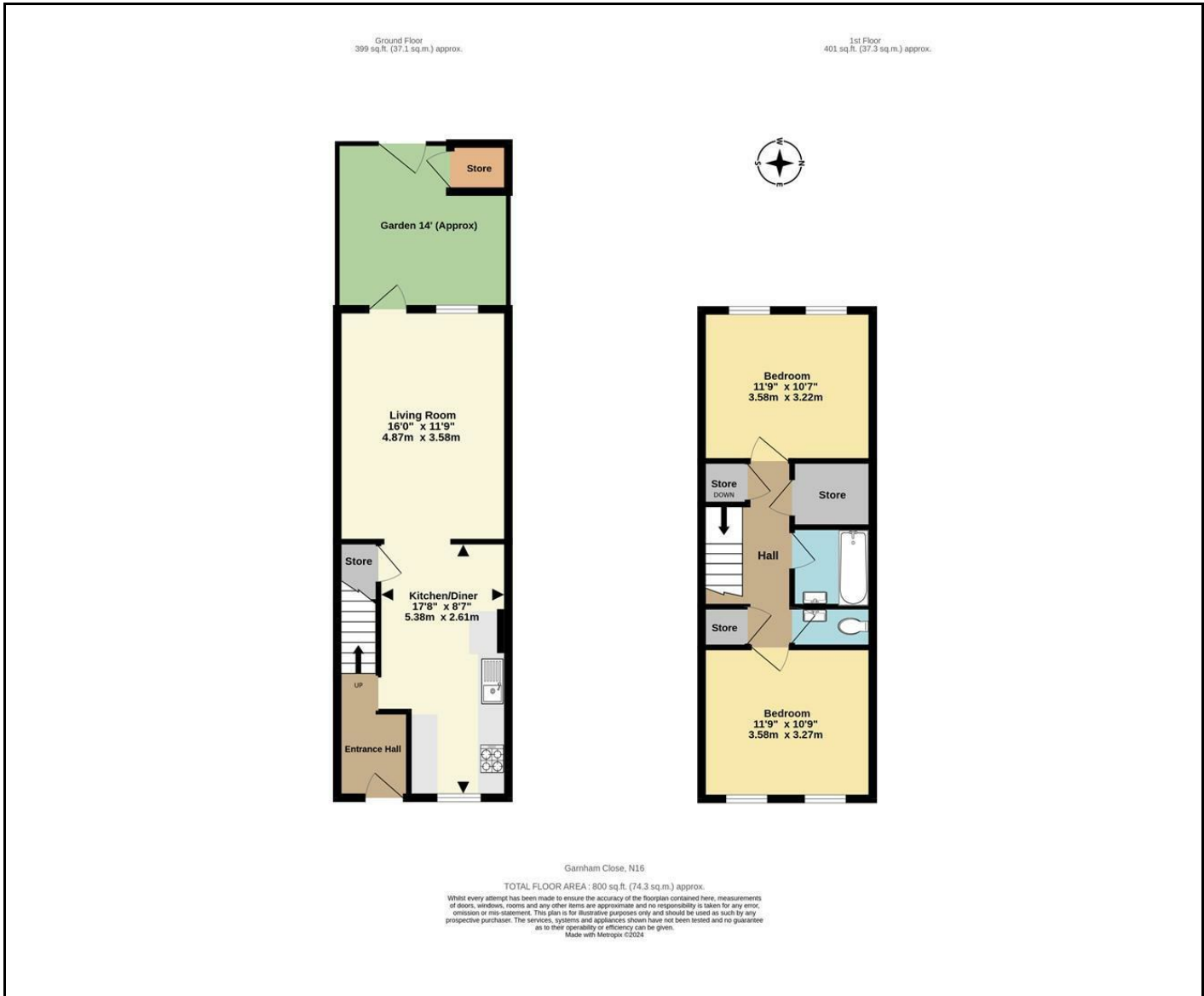
Garnham Close is situated just a few steps from Church Street and The High Street's eclectic array of eateries, shops, pubs and coffee bars. There are numerous good bus routes to The City & West End, and trains to Liverpool Street from nearby Stoke Newington Station (Overground).

Leasehold

Asking Price £595,000







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

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