



Indigo Mews Stoke Newington, London N16

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Stoke Newington

London N16

Stunning extended three bedroom modern house located just moments from Church Street, Clissold Park and popular local schools.



DESCRIPTION

Set within a superior gated development of converted Victorian factory buildings, this superb residence is arranged over three floors with a town garden to the rear and car parking space to the front. Wonderfully light and spacious accommodation is accessed via a wide hallway with double doors opening into a smart kitchen/breakfast room with fitted units and integrated appliances; glazed doors lead through to a generous reception room with French doors out to a secluded patio garden. There is also a large storage cupboard on this level. On the first floor there are two double bedrooms, the larger one with an angled ceiling and built-in wardrobes; and a family bathroom with shower over the bath. The top floor features the principle bedroom with bespoke storage; a separate WC and stylish shower room. Indigo Mews is located just a few steps from beautiful Clissold Park, and Church Street's eclectic array of eateries, independent shops and coffee bars. Excellent transport links to The City and West End are close by with numerous good bus routes, and trains from stations at Canonbury (Overground), Stoke Newington (Overground) and Manor House (Piccadilly Line).

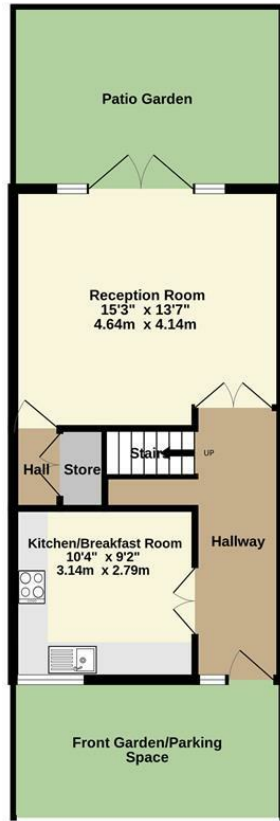


Freehold

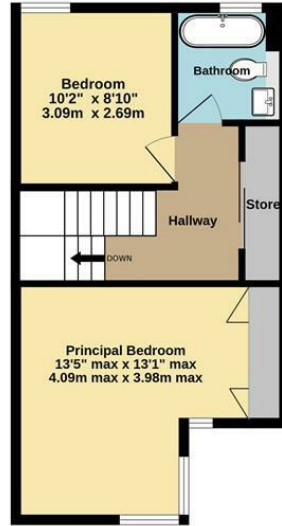
Guide Price £1,250,000



Ground Floor
425 sq.ft. (39.5 sq.m.) approx.



1st Floor
410 sq.ft. (38.1 sq.m.) approx.



2nd Floor
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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