



Beatty Road Stoke Newington, London N16

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# Beatty Road

## Stoke Newington

### London N16

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Stunning extended two bedroom garden flat in a superb location close to Church Street, The High Street and excellent transport links.



## DESCRIPTION

The property successfully combines period and contemporary features to create a wonderfully stylish home, boasting a side-return extension to the rear. The accommodation comprises a generous reception room featuring a smart kitchen area with integrated modern appliances and ample marble work-tops and floor-to-ceiling units. The plumbing and electrical systems have been recently upgraded. Large sliding doors open to a secluded south-facing paved garden. There is also an internal courtyard. Elsewhere, there is a modern bathroom and two beautiful double bedrooms, one with a bay window, the other with custom-built wardrobes. In the basement (with planning permission to build two further bedrooms and a bathroom), the cellar is currently used for storage. All windows have been recently replaced to improve energy efficiency, and the temperature can be controlled with an automated system.

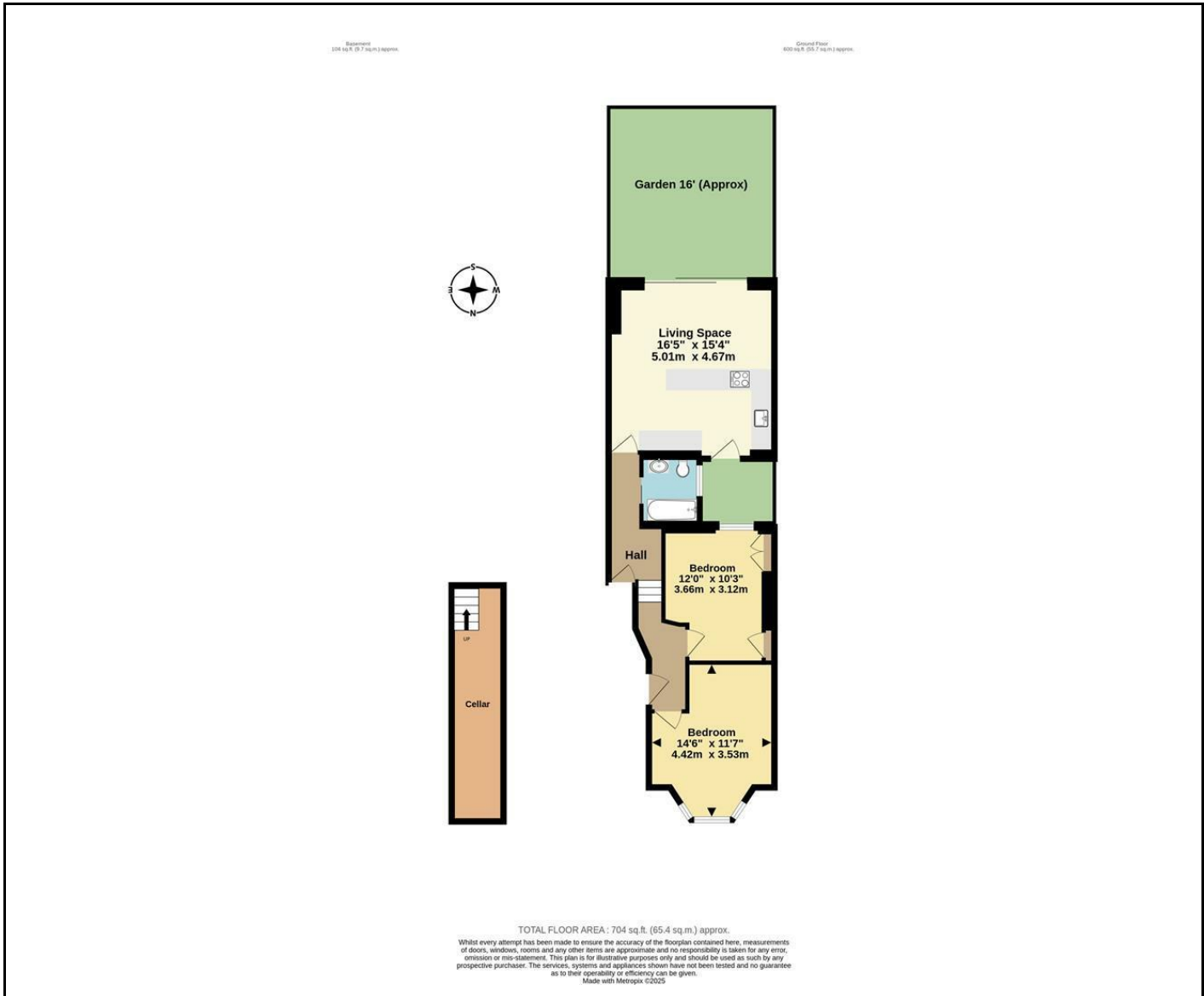
Beatty Road is a quiet street, conveniently located moments from an eclectic mix of independent shops, bars and eateries set out along the High Street and Stoke Newington Church Street. There are excellent transport links to The City and West End, with numerous good bus routes and trains to Liverpool Street from nearby Rectory Road Station (Overground). Stations at Dalston Kingsland and Dalston Junction (Overground) are also within easy walking distance.

Leasehold

£750,000







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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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