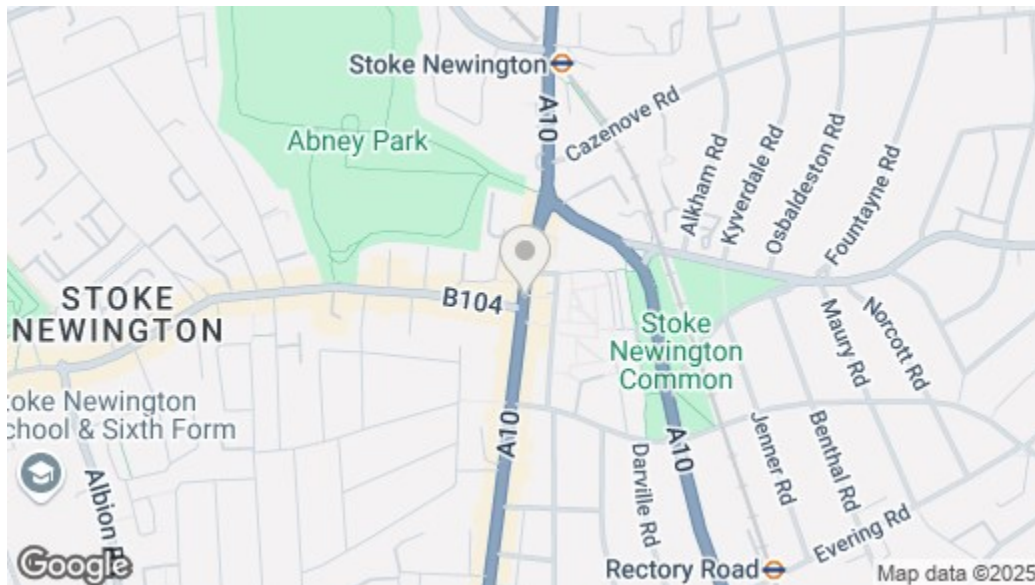


High Street 196A Flat 1B  
Total Approx. Floor Area 616 Sq.Ft. (57.2 Sq.M.)

Illustration for identification purposes. Not to scale. All measurements are approximate and for guidance only. © Next Move 2013  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	76
(55-68) <b>D</b>	76
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

Stoke Newington High Street N16 7JD

£500,000 Leasehold

nextmove.com

Property Misdescriptions Act 1991

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are given only as a guide and services & appliances have not been tested. Purchasers are advised to appoint their own Surveyors & Conveyancers to satisfy themselves on all matters concerning any purchase.



- Spacious First Floor Flat
- Two Double Bedrooms
- Excellent Transport Links

- Contemporary Styling
- Generous Living Room
- Long Lease

Fabulous two bedroom flat in a great location close to all local amenities. This superb residence is finished in a wonderful contemporary style, offering bright, well-proportioned rooms with high ceilings, and parquet flooring throughout. Set on the first floor of an imposing four storey building on Stoke Newington High Street, spacious accommodation features a generous reception room with smart stainless-steel kitchen area and integrated appliances; tiled shower room and two beautiful double bedrooms. The property is situated moments from Stoke Newington Church Street and the High Street's eclectic array of shops, eateries, coffee bars and popular pubs. There are excellent transport links to The City and West End, with numerous good bus routes and trains to Liverpool Street from nearby Stoke Newington Station (Overground). Offered for sale with no onward chain.

