



Church Street Stoke Newington, London N16

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Church Street

Stoke Newington

London N16

Stunning two bedroom upper maisonette with large roof terrace, in this fabulous central location.



DESCRIPTION

This superb residence is set on the upper floors of an attractive Victorian terrace above commercial premises (an Estate Agent). Entering on the first floor, the main living space is arranged over the second and third floors, comprising a generous open-plan reception room and smart modern kitchen with incredible cityscape views. To the front, full-width folding doors open to the roof terrace. Elsewhere the property boasts two stylish bathrooms and three beautiful double bedrooms.

Leafy Clissold Park and Church Street's multitude of eateries, shops, pubs and coffee bars are right on the doorstep. 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).

Leasehold

Asking Price £850,000

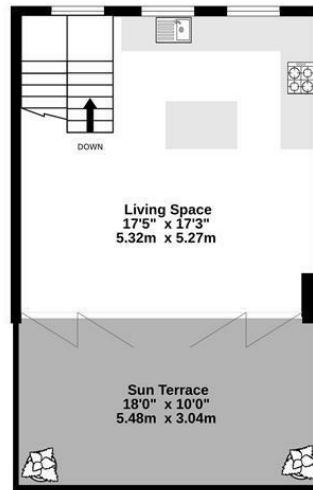
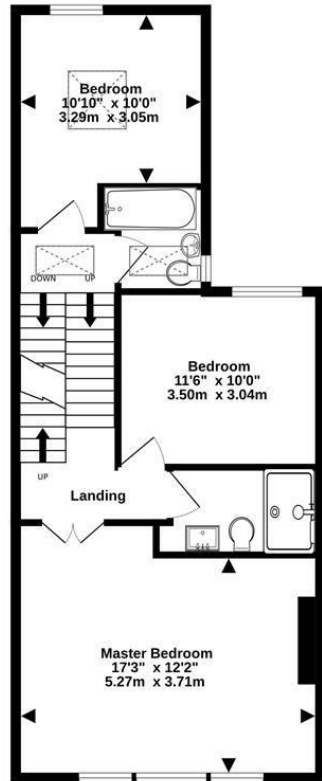
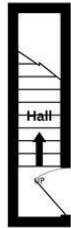




Entrance Floor
36 sq ft. (3.4 sq.m.) approx.

2nd Floor
644 sq ft. (59.8 sq.m.) approx.

3rd Floor
302 sq ft. (28.1 sq.m.) approx.




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TOTAL FLOOR AREA: 982 sq.ft. (91.3 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			
		60	77
England & Wales		EU Directive 2002/91/EC	

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