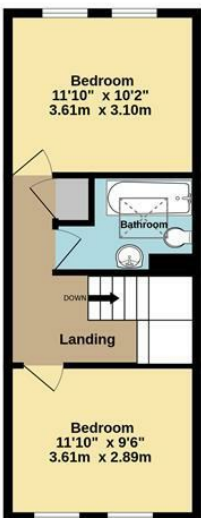
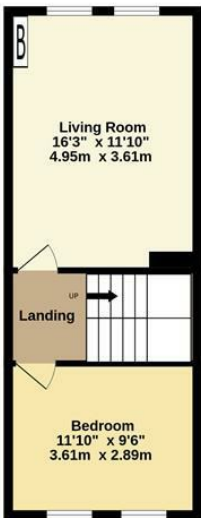
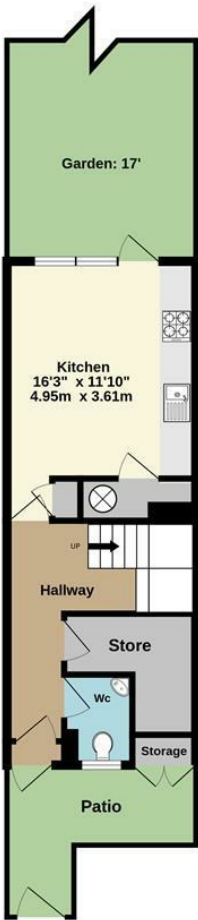


Ground Floor
369 sq.ft. (34.3 sq.m.) approx.

1st Floor
373 sq.ft. (34.5 sq.m.) approx.

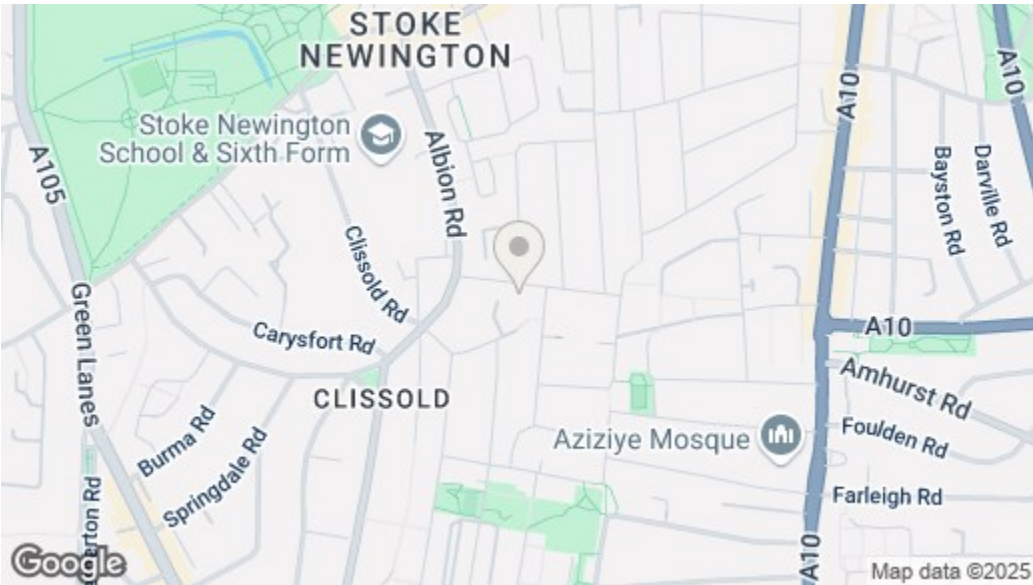
2nd Floor
373 sq.ft. (34.5 sq.m.) approx.



Barbauld Road N16

TOTAL FLOOR AREA: 1112 sq.ft. (103.3 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		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Barbauld Road N16 0SS

£800,000 Freehold

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.

This three-storey, freehold ex-local authority house is superbly situated on a leafy residential street in the heart of Stoke Newington. Requiring full refurbishment throughout and offered for sale with no onward chain, generous accommodation of approx. 1,100 sq ft includes, to the ground floor, kitchen-diner with doors opening onto a south-facing patio, cloakroom and a substantial storage room. A centrally located turnaround staircase leads up to the first of three double bedrooms and a large reception room with dual, south-facing windows on the first floor. The staircase then continues to the top, with its two bedrooms, bathroom and access to a generous loft.

Popular schools and the many amenities of Church Street are nearby, whilst the open spaces of Clissold Park and atmospheric Abney Park Cemetery are within walking distance. Buses are regular along adjacent Albion Road although Canonbury, Rectory Road and Dalston stations are all also within walking distance.