



Brighton Road Stoke Newington, London N16

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Spacious and light three bedroom garden flat with roof terrace, in a great location close to The High Street and Stoke Newington Church Street.



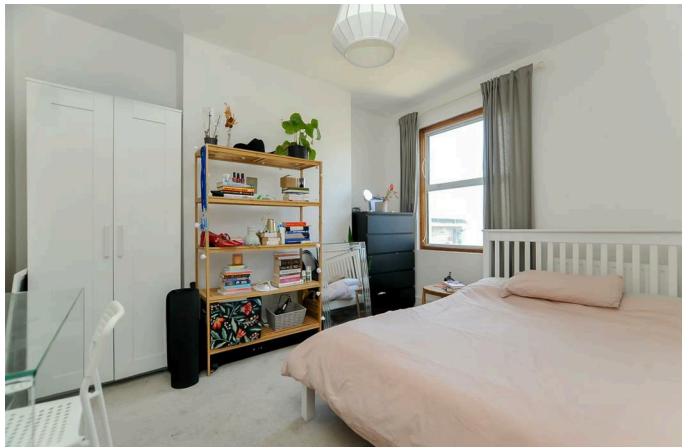
DESCRIPTION

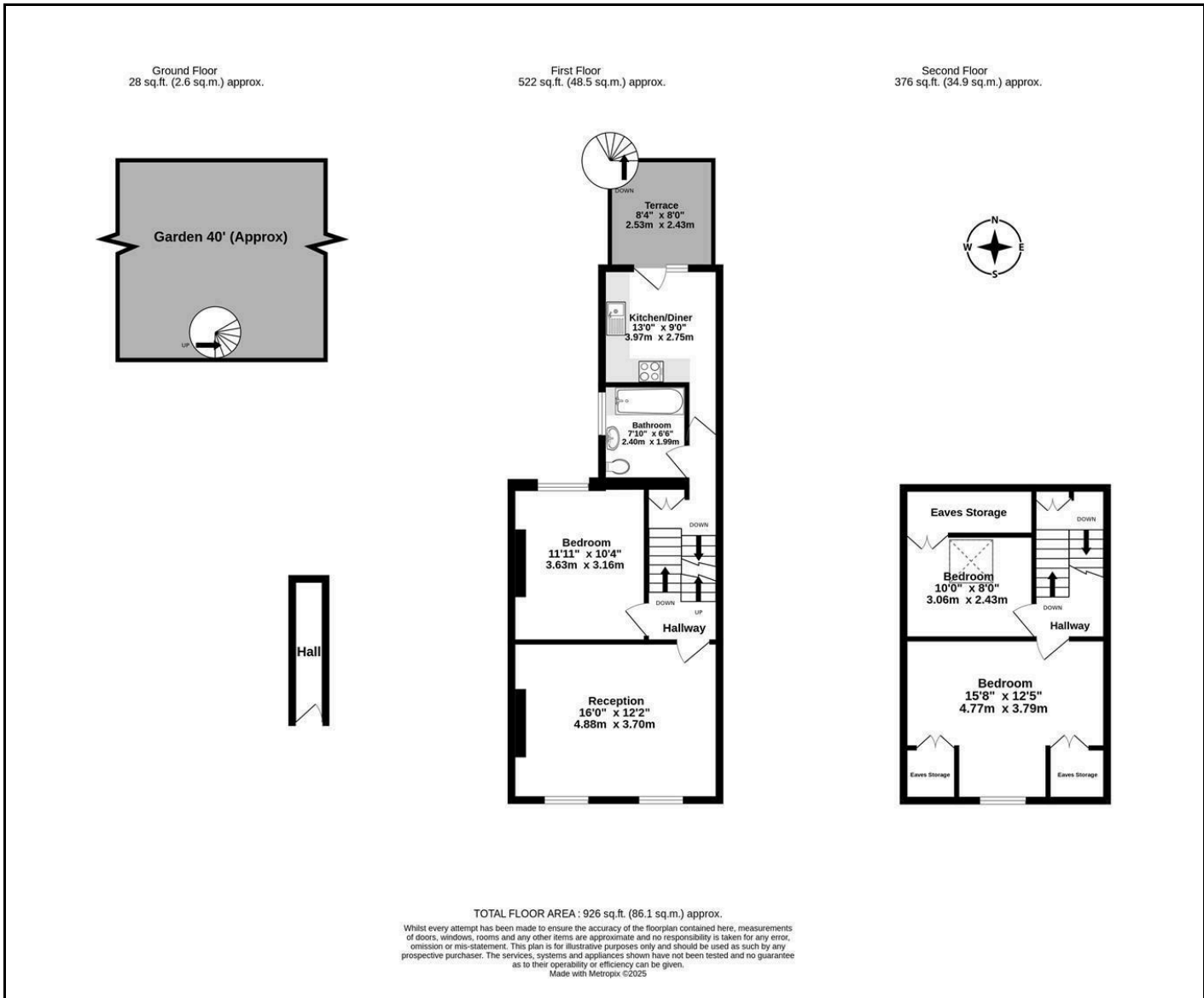
Set within an attractive Victorian terraced house, this delightful residence boasts a ground floor entrance with the accommodation arranged over two upper levels. The property comprises a generous living room, modern bathroom, separate kitchen/diner and three bedrooms (two double, one single). A door from the kitchen opens to the roof terrace, with a spiral staircase leading down to the secluded 40' garden. Brighton Road is a popular tree-lined street located moments from an eclectic mix of independent shops, bars and eateries set out along the High Street and 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. Available Chain Free.

Share of Freehold

Asking Price £825,000







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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