



Kynaston Road Stoke Newington, London N16

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Kynaston Road

Stoke Newington

London N16

Fabulous ground floor one bedroom garden flat, moments from Stoke Newington Church Street, The High Street and excellent transport links.

DESCRIPTION

Converted from an attractive Victorian terraced house, this delightful residence boasts generous living and entertaining space throughout. The property also benefits from planning consent for a rear wrap-around extension which would allow the creation of an open-plan lounge/kitchen-diner and second bedroom. The accommodation currently comprises, reception room with bay-window and stripped wood floors; beautiful double bedroom with built-in wardrobes and window looking out to the garden; bathroom with shower over the bath; and spacious kitchen-diner with bay-window and smart wall & floor units with integrated appliances. French doors open to a wonderful secluded rear garden. Leafy Clissold Park and Church Street and The High Street's array of eateries, independent shops, pubs and coffee bars are practically on the doorstep. Transport connections to the City & West End are good, with numerous bus routes, and trains to Liverpool Street from Stoke Newington Station (Overground) taking around fifteen minutes.

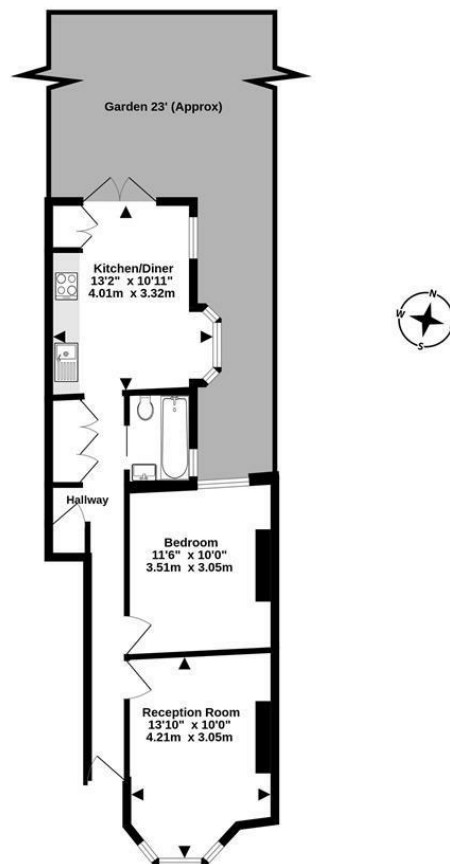
Leasehold

Guide Price £600,000





Ground Floor
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 504 sq.ft. (46.8 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

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