

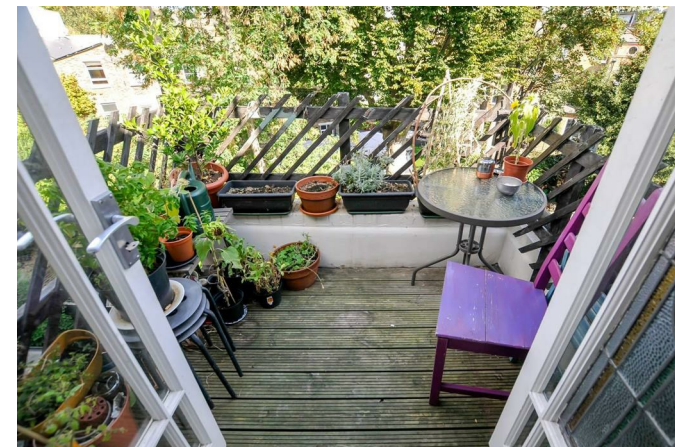


Farleigh Road Stoke Newington, London N16

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Farleigh Road Stoke Newington London N16

Wonderfully light and spacious two bedroom maisonette with terrace, situated moments from Stoke Newington Church Street, The High Street and excellent transport links.



DESCRIPTION

Arranged over the three upper floors of an attractive Victorian terraced house, this delightful property offers some period features, and well-proportioned rooms throughout. The accommodation is set out with its own raised ground floor street entrance and a hallway boasting ample space for two or more bikes. Stairs lead up to the first floor's generous living room; separate modern kitchen with integrated fridge-freezer and oven & hob; large double bedroom; and bathroom with thermostatic shower over the bath. The split-level top floor features a huge L-shaped principal bedroom with vaulted ceiling, built-in wardrobes, and lots of eaves storage; and French doors to a roof terrace with views over gardens.

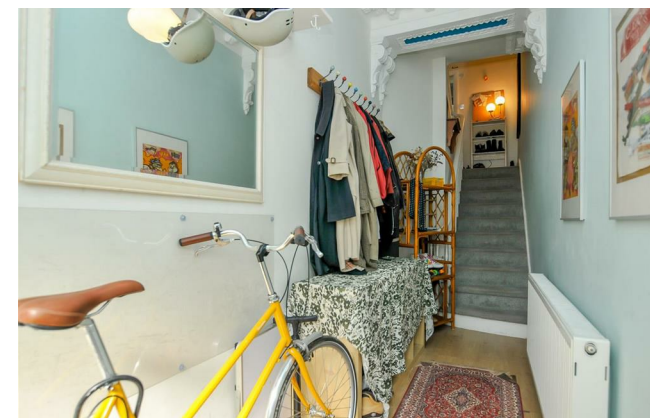
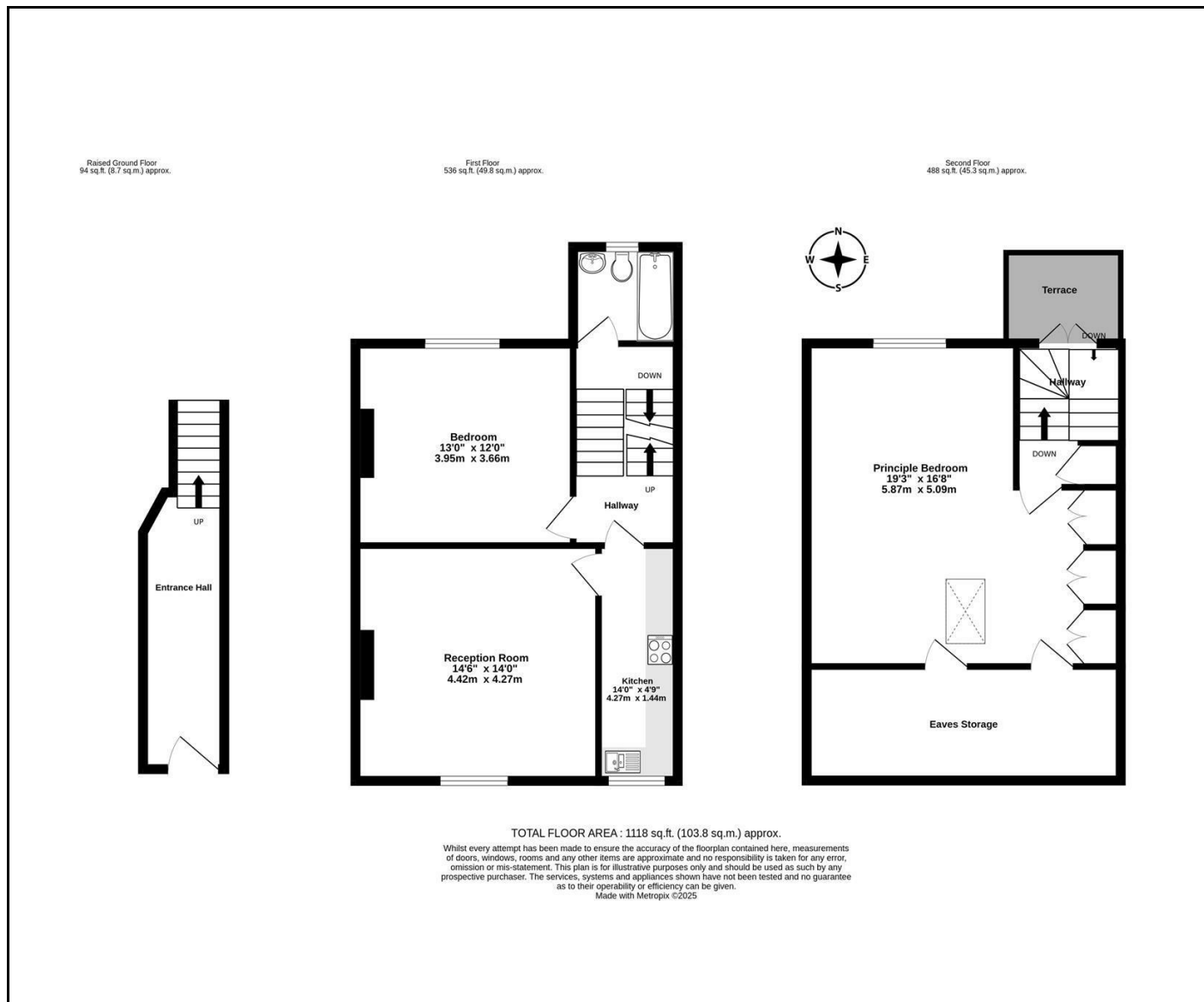
Farleigh Road is a popular tree-lined street located close to all local amenities, with The High Street's shops, eateries, pubs and coffee bars right at the top of the road, and Church Street and Clissold Park just a few steps further. In the opposite direction, Dalston's myriad shopping opportunities, the Rio Cinema and delightful Ridley Road Street Market. Transport connections to The City and West End are good, with numerous bus routes, and regular trains to Liverpool Street from nearby Rectory Road Station (Weaver Line Overground).

Share of Freehold

Guide Price £800,000







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	75
(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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