



Indigo Mews Stoke Newington, London N16

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Stoke Newington

London N16

Wonderful first floor, one bedroom loft-style warehouse conversion set within this popular secure gated Victorian, former piano factory.

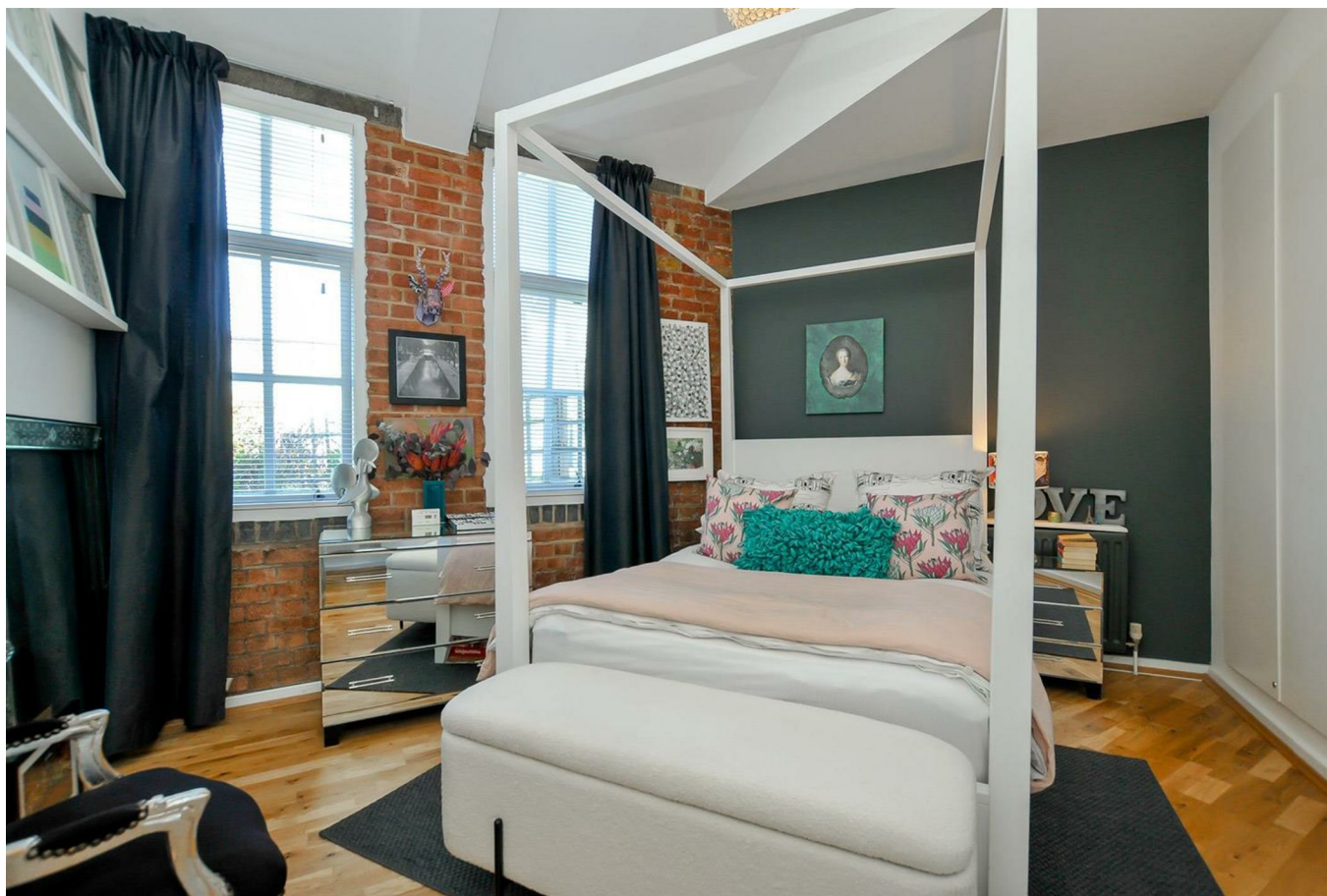


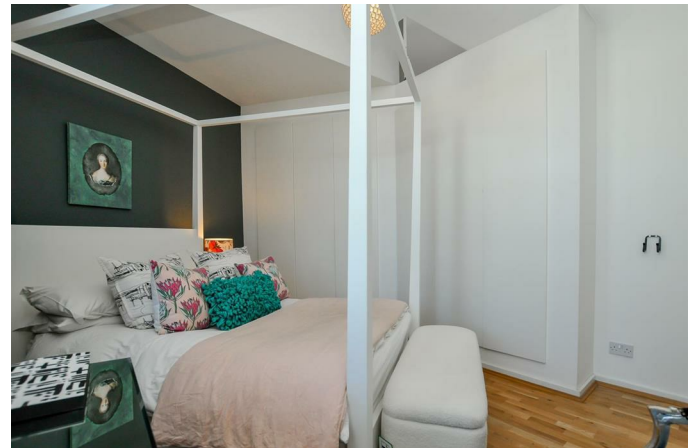
DESCRIPTION

Featuring vaulted ceilings, steel beams, exposed brickwork and large warehouse style windows, this stylish property is a must see. Light and airy accommodation comprises a generous open-plan living room with smart kitchen area perfect for entertaining, modern bathroom with generous built-in storage and large double bedroom with bespoke fitted wardrobes. Outside, the communal garden area offers a peaceful entrance with bike storage and seating. The front-of-flat communal terrace adds a social touch - ideal for sunny days, alfresco coffee/drinks and dining. Indigo Mews is a superior gated development located just a few steps from beautiful Clissold Park; swimming and sports facilities at Clissold Leisure Centre; and a variety of eateries, independent shops, and coffee bars set out along fashionable Church Street. Excellent transport links to The City and West End are nearby, with numerous good bus routes, and trains from nearby Arsenal and Manor House Underground (Piccadilly Line), Highbury & Islington Station (Victoria Line, Overground & National Rail), as well as Canonbury and Stoke Newington Overground stations.

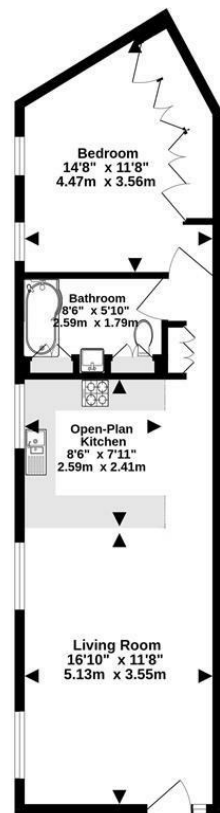
Share of Freehold

Guide Price £600,000





First Floor
521 sq.ft. (48.4 sq.m.) approx.




Indigo Mews, N16

TOTAL FLOOR AREA: 521sq.ft. (48.4 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 misstatement. 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	69	77
(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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