



Abney Mews Bouverie Road, London N16

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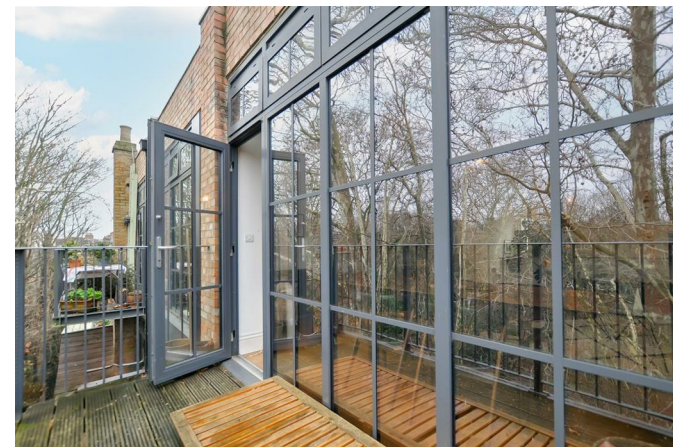
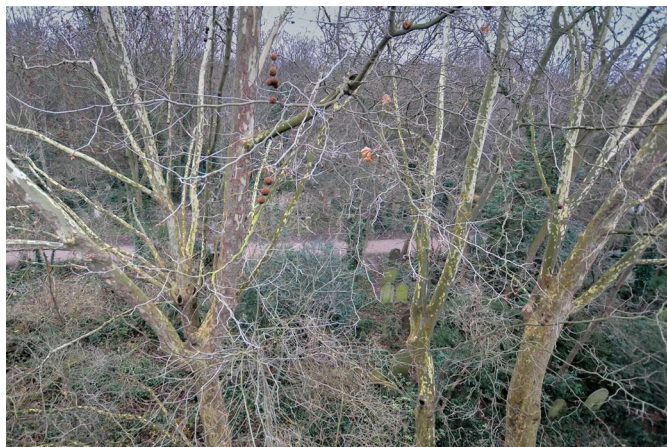
## Abney Mews

### Bouverie Road

### London N16

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Wonderfully stylish two bedroom Duplex conversion with balcony and incredible views over Abney Park's woodland nature reserve.



#### DESCRIPTION

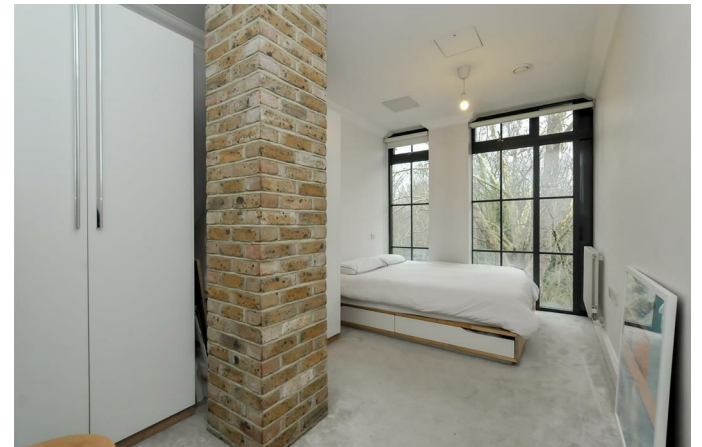
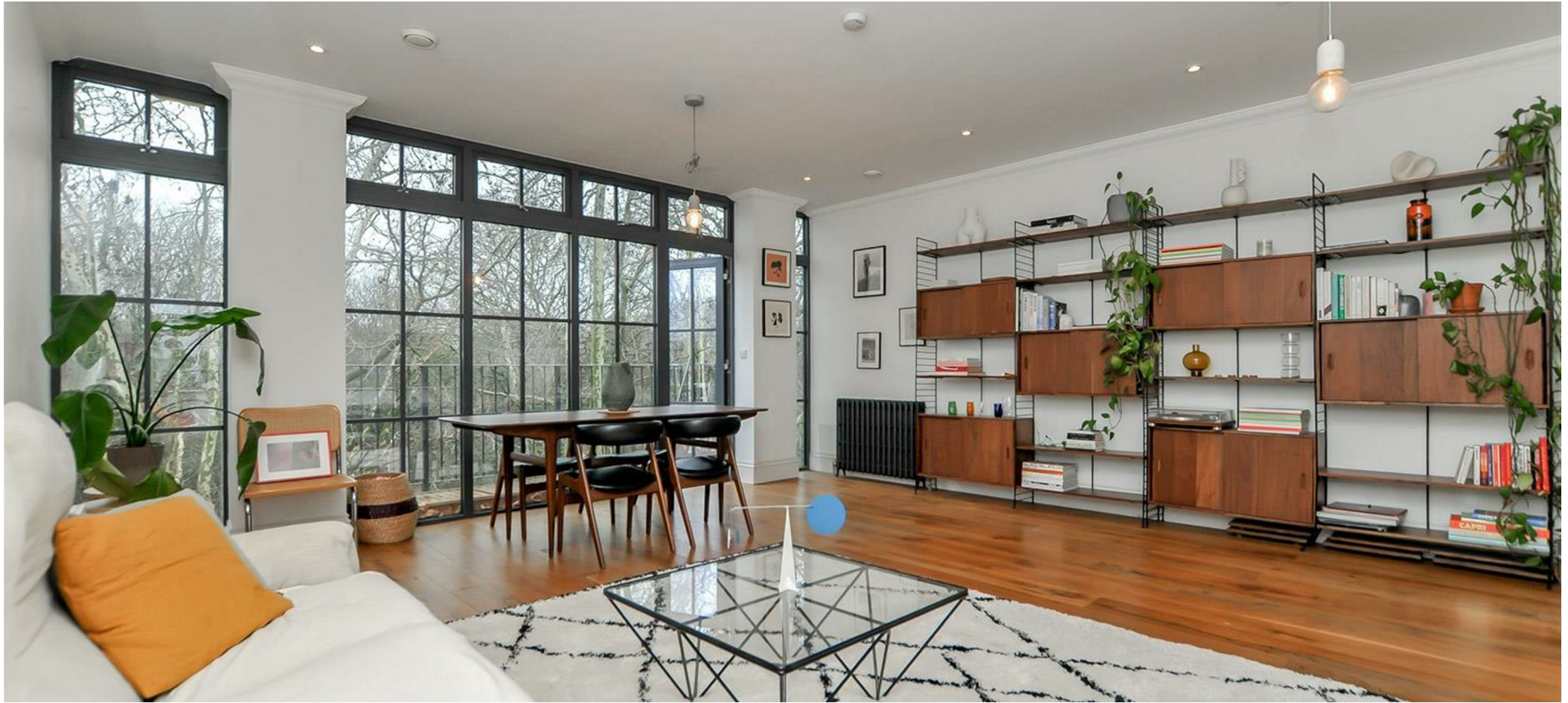
Set behind a discreet entrance on Bouverie Road, this stunning property is arranged over the second and third floors of a former hot-air balloon factory, offering light, spacious and well-proportioned rooms throughout, together with attractive floor to ceiling Crittal-style windows. The top floor is given over to a remarkable 30' oak-floored, dual-aspect living space with a large balcony, and a wall of windows framing the tree-tops. At the other end of the room, a stylish kitchen features integrated appliances and a seriously handsome free-standing Stoves range cooker. Elsewhere, a wide hallway leads down to the well-appointed bathroom; two beautiful double bedrooms, one with an ensuite, both enjoying the same fantastically leafy outlook. The green, open spaces of Clissold Park are close by, and Church Street's eclectic mix of independent shops, eateries, pubs and coffee bars are literally at the end of the road. There are excellent transport connections to The City and West End, with numerous good bus routes, and trains to Liverpool Street from nearby Stoke Newington Overground Station. Offered for sale chain free.

Leasehold

Asking Price £1,100,000

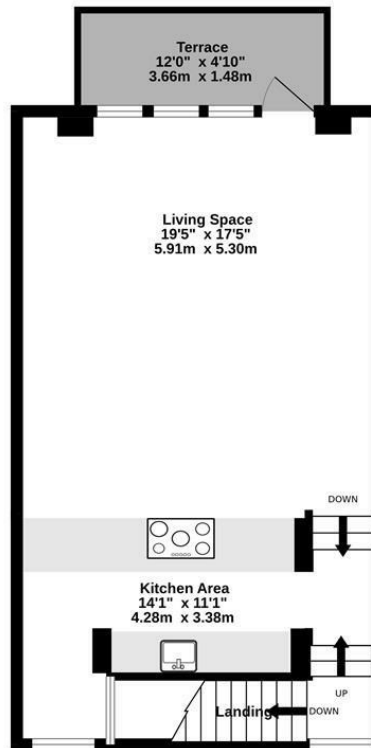
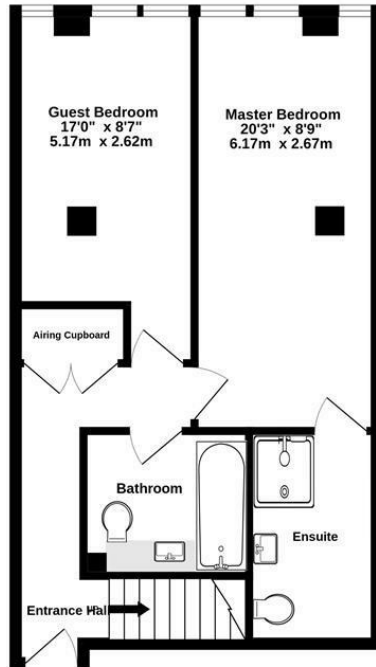






Second Floor  
527 sq.ft. (49.0 sq.m.) approx.

Third Floor  
520 sq.ft. (48.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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 is 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		83	83
		EU Directive 2002/91/EC	

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