



Chesholm Road Stoke Newington, London N16

NEXT MOVE
PROPERTY AGENTS

Chesholm Road Stoke Newington London N16

Spacious and characterful split-level three bedroom garden flat in a great location moments from Church Street and the High Street.

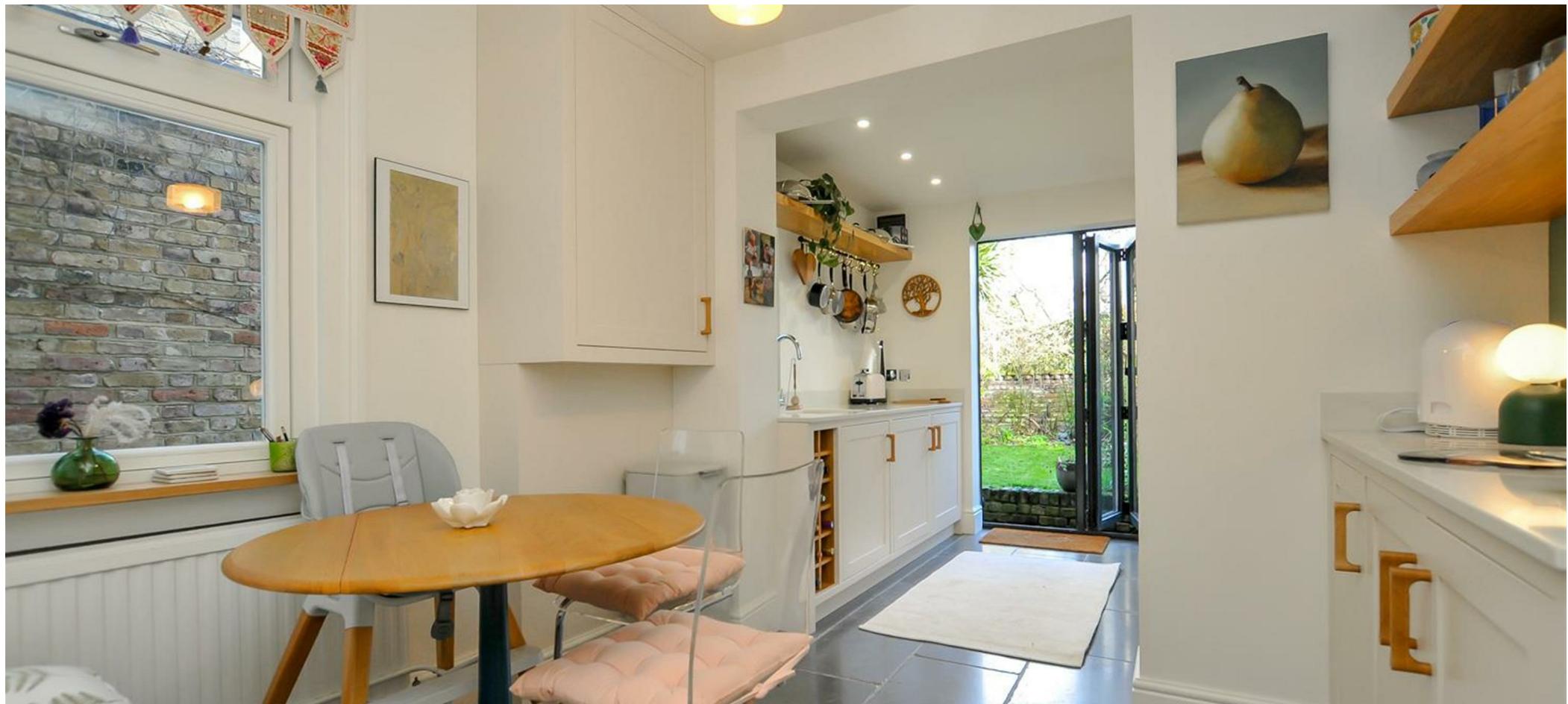
DESCRIPTION

Arranged over the ground and lower ground floor, this superb property offers period and contemporary features, plus under-floor heating in the kitchen and bathroom. The accommodation comprises a generous living room with bay window, shutters and fireplace; separate kitchen-diner with integrated appliances; stylish shower room and three beautiful double bedrooms. The rear garden extends to 25' (approx), boasting a lawned area and mature planting. Chesholm Road is situated just a few steps from Church Street's eclectic array of independent shops, eateries, coffee bars and pubs. There are excellent transport links to the City and West End, with numerous bus routes and trains to Liverpool Street from Stoke Newington Overground Station (Weaver).

Share of Freehold

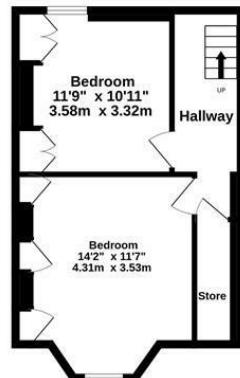
Asking Price £950,000





Lower Ground Floor
372 sq.ft. (34.6 sq.m.) approx.

Ground Floor
529 sq.ft. (49.1 sq.m.) approx.



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TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.

Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements or dimensions are approximate. Prospective buyers are advised to make their own arrangements for any survey, 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		73	80
EU Directive 2002/91/EC			