



Maury Road Stoke Newington, London N16

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## Maury Road

### Stoke Newington

### London N16

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Stunning contemporary two bedroom garden flat with well-equipped studio out-building.

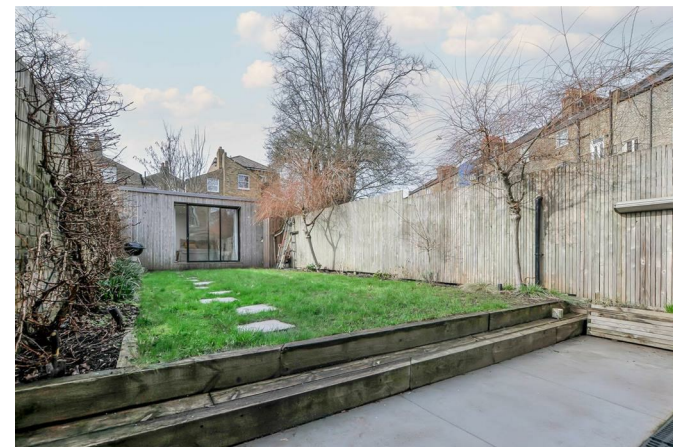
#### DESCRIPTION

Set within an attractive end of terrace Victorian house, this light-filled residence is centred around a wonderfully stylish open-plan living and entertaining space with large roof-light and full width, floor to ceiling sliding doors opening to the garden. Generous zones for dining and reclining sit alongside the kitchen's work-island and smart wall & floor units with integrated appliances. Outside, a sunny west-facing garden extends to 40' (approx), featuring a spacious studio/office outbuilding with WC.

Elsewhere there is a modern bathroom; and two beautiful double bedrooms, including the bay-windowed principal bedroom with ensuite wet-room. Stoke Newington Church Street's independent shops, eateries, pubs and coffee bars are close by, and there are excellent transport links to the City and West End, with numerous bus routes, and trains from the end of the road from Rectory Road Station (Weaver) to Liverpool Street.

Share of Freehold

**Asking Price £995,000**







| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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