



Brett Close Stoke Newington, London N16

**NEXT MOVE**  
PROPERTY AGENTS

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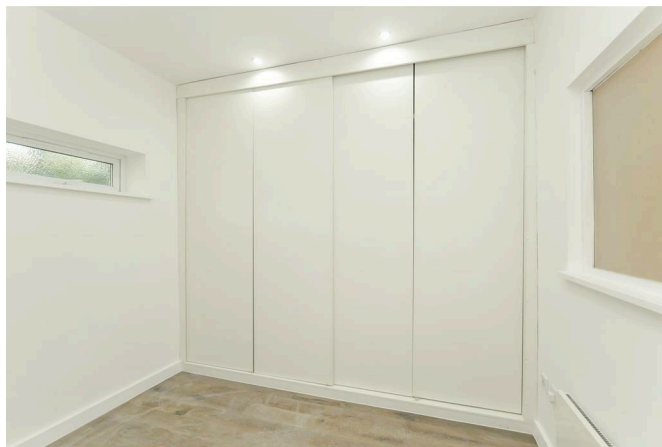
## Brett Close

### Stoke Newington

### London N16

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Bright and spacious two bedroom duplex apartment well-located moments from Church Street and beautiful Clissold Park.



#### DESCRIPTION

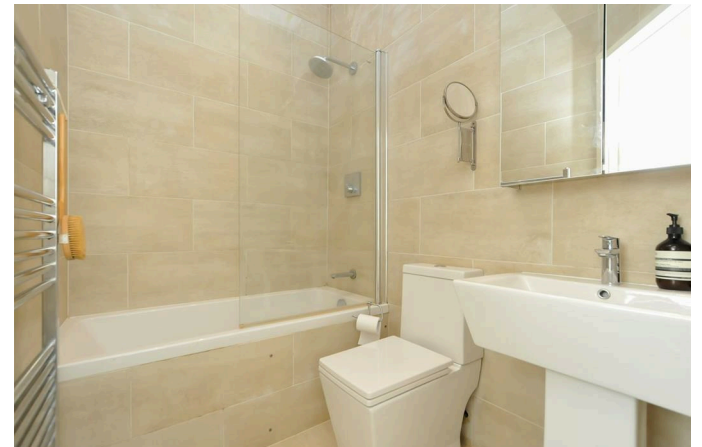
This delightful property is arranged over the ground and first floors, comprising generous living room; modern kitchen & bathroom; and two double bedrooms, one with built-in storage.

Tucked away in a secluded spot on Brett Close, leafy Clissold Park and Church Street's eclectic array of eateries, boutiques, coffee bars and pubs are right on the doorstep. Excellent transport links to The City and West End are close by, with numerous good bus routes and trains to Liverpool Street from Stoke Newington Station (Weaver).

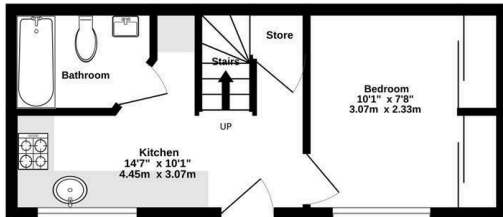


Share of Freehold

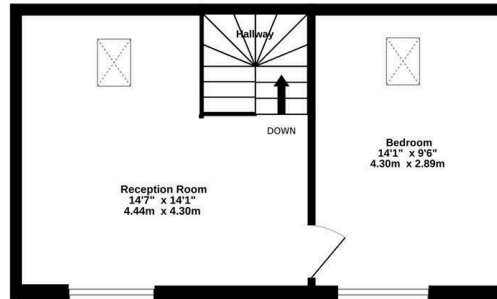
**Guide Price £500,000**



Ground Floor  
245 sq.ft. (22.7 sq.m.) approx.

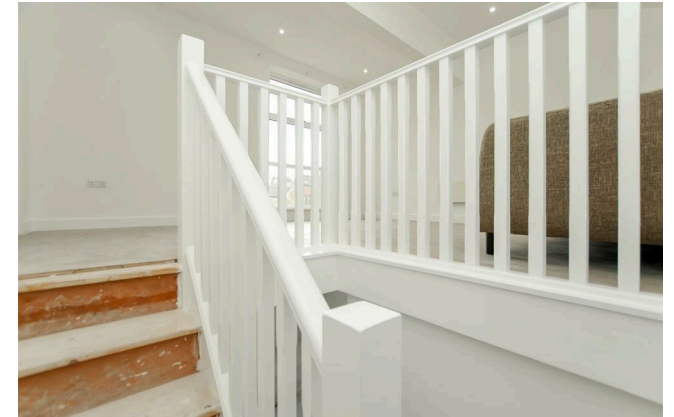


1st Floor  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 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 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	78
(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	