



Alkham Road Stoke Newington, London N16

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Alkham Road

Stoke Newington

London N16

Wonderfully spacious two-bedroom garden maisonette in a great location close to Church Street and excellent transport connections.



DESCRIPTION

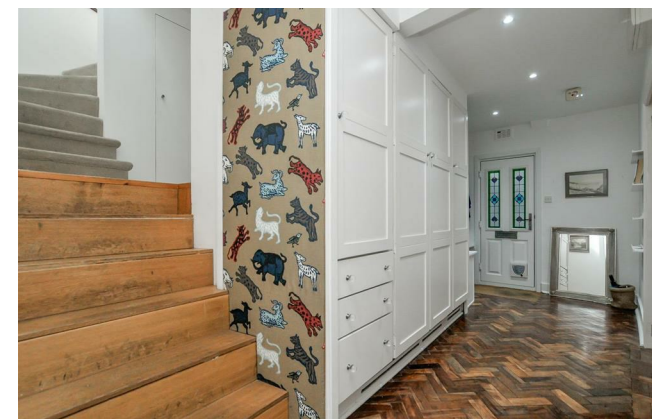
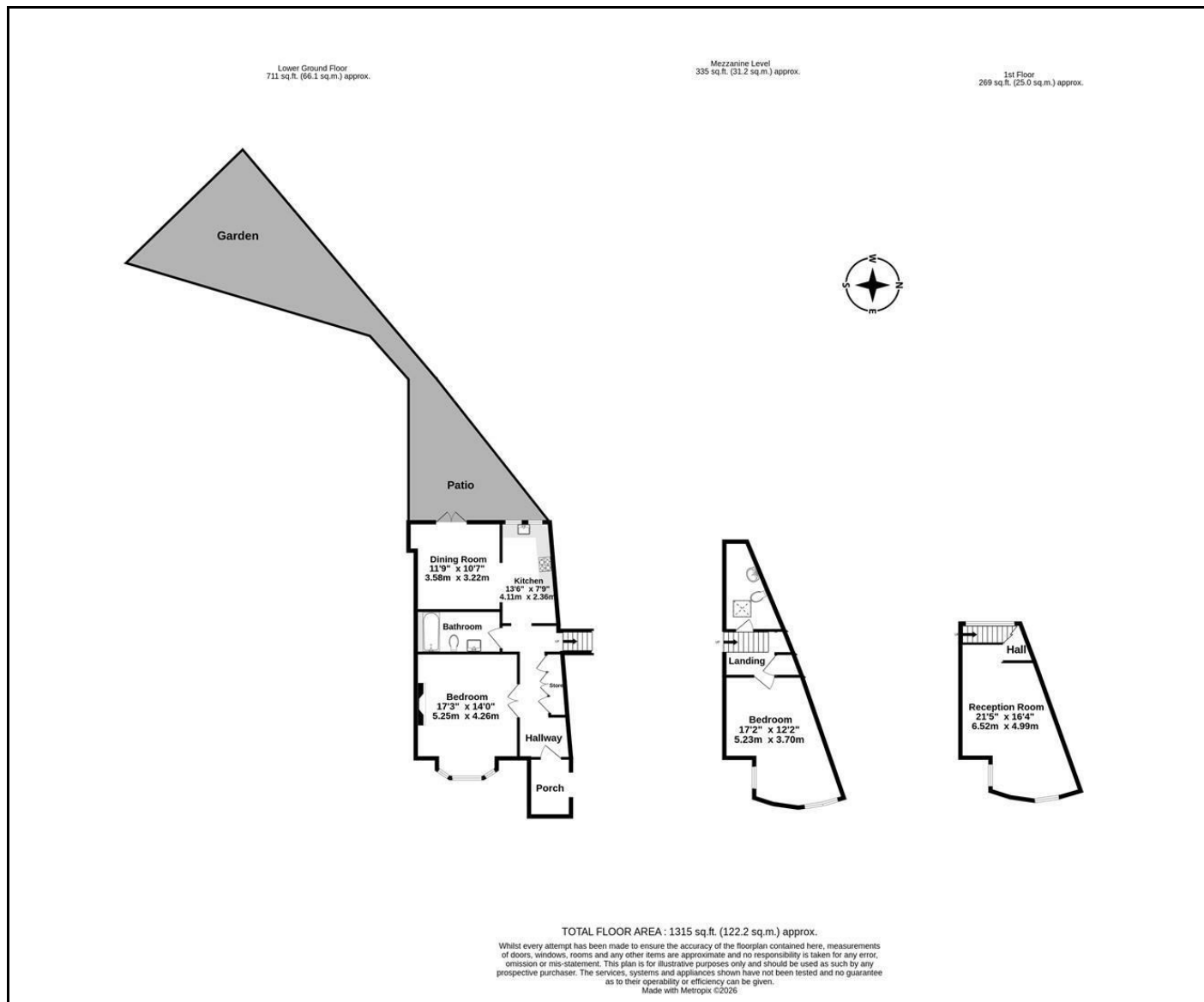
Offering a mix of period and contemporary architecture, the property boasts a floor area in excess of 1,250 sq ft, and a flexible layout arranged over three levels. The accommodation comprises a wide entrance hall with built-in storage cupboards, large double bedroom with bay window; family bathroom; and smart modern kitchen with slate worktops, opening through to an adjoining dining room. French doors lead out to a secluded patio, with an enchanting west-facing garden tucked away to the rear. Continuing up through the house, there is a spacious second bedroom with dual-aspect windows and French doors to the front garden; with a utility/WC set adjacent. Stairs continue to the top floor, where they emerge into a bright, angular living space with high ceiling and large dual-aspect windows. The green open space of Stoke Newington Common is right at the end of the road, moments from Church Street and the High Street's array of popular eateries, independent shops, pubs and coffee bars. There are excellent transport links to the City and West End, with numerous bus routes, and trains to the City (Liverpool Street) from Stoke Newington Station (Weaver Line).

Leasehold

Asking Price £850,000







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(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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