



Barbould Road Stoke Newington, London N16

NEXT MOVE
PROPERTY AGENTS

Barbould Road

Stoke Newington

London N16

Glaming, newly-built four-bedroom semi-detached house superbly located moments from Clissold Park, Stoke Newington Church Street and popular local schools.



DESCRIPTION

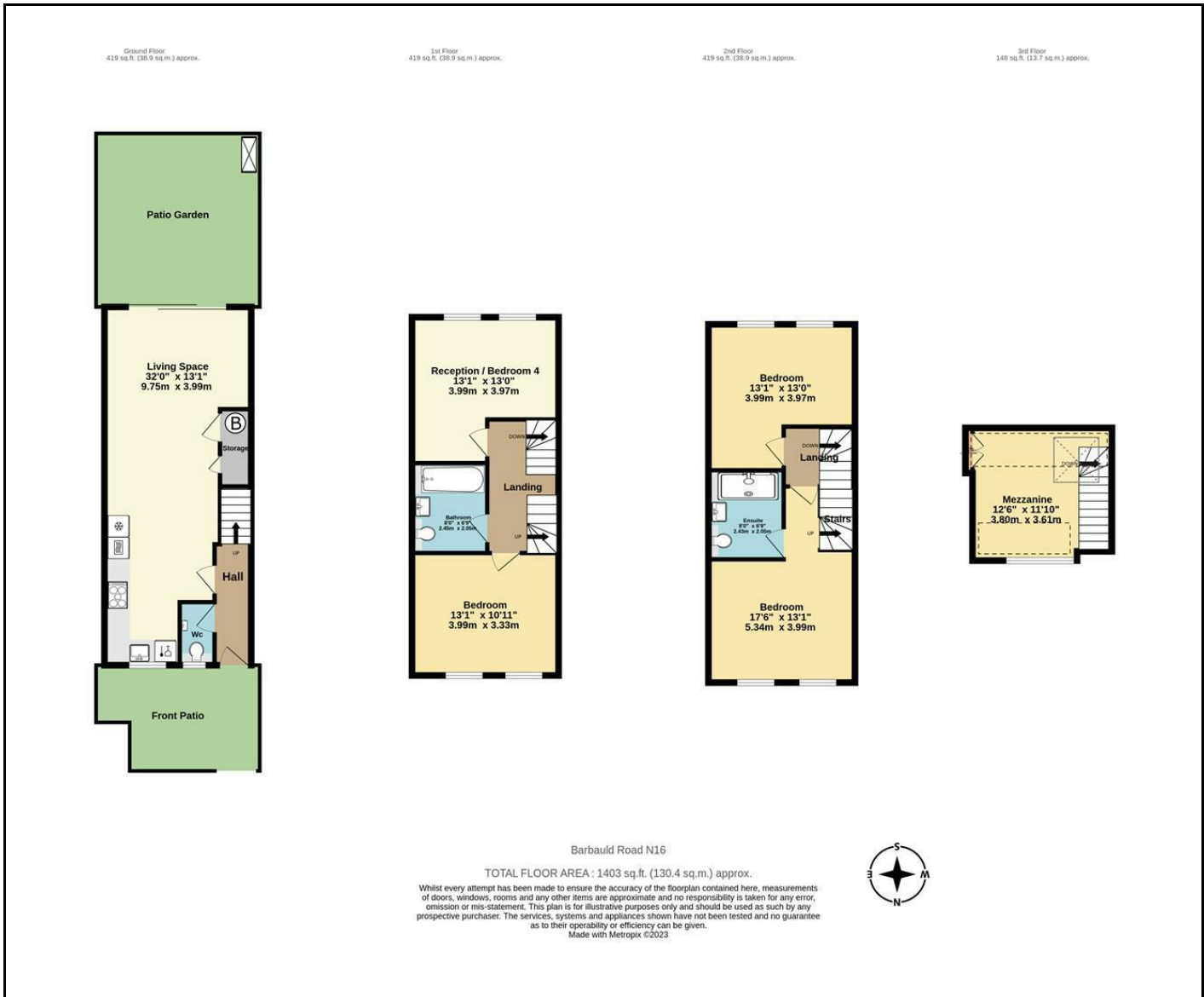
Arranged over four levels, and providing accommodation of approx 1,400 sq ft, this fantastic property offers wonderfully bright & spacious rooms throughout and features an air-source heat-pump & under-floor heating, providing an energy efficient & environmentally friendly solution to running your home. The accommodation comprises a private patio garden to the front, entrance hall & cloakroom, and a generous 32' living space featuring, a smart modern kitchen with integral appliances. The remainder provides ample room for both dining and reclining, this area boasting herringbone flooring and floor-to-ceiling, double sliding doors which overlook a secluded, south-facing decked garden. Upstairs on the first and second floors there are four double bedrooms, a family bathroom with shower over the bath and, to the principal bedroom, a fabulous ensuite shower room and cleverly conceived mezzanine in the roof space. Barbould Road is just a few steps from leafy Clissold Park, with Church Street and The High Street's eclectic array of eateries, independent shops, pubs and coffee bars all nearby. There are excellent transport links to The City and West End with numerous good bus routes, and frequent trains to Liverpool Street from Stoke Newington Station (Overground).

Freehold

Asking Price £1,100,000







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	86
(69-80) C			
(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	