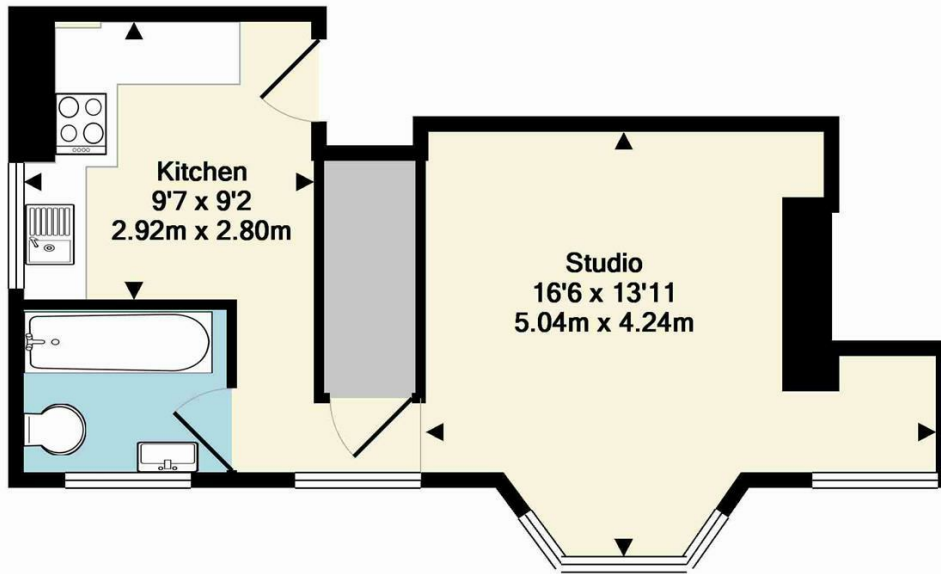




Manor Road N16 5BG

£325,000 Leasehold

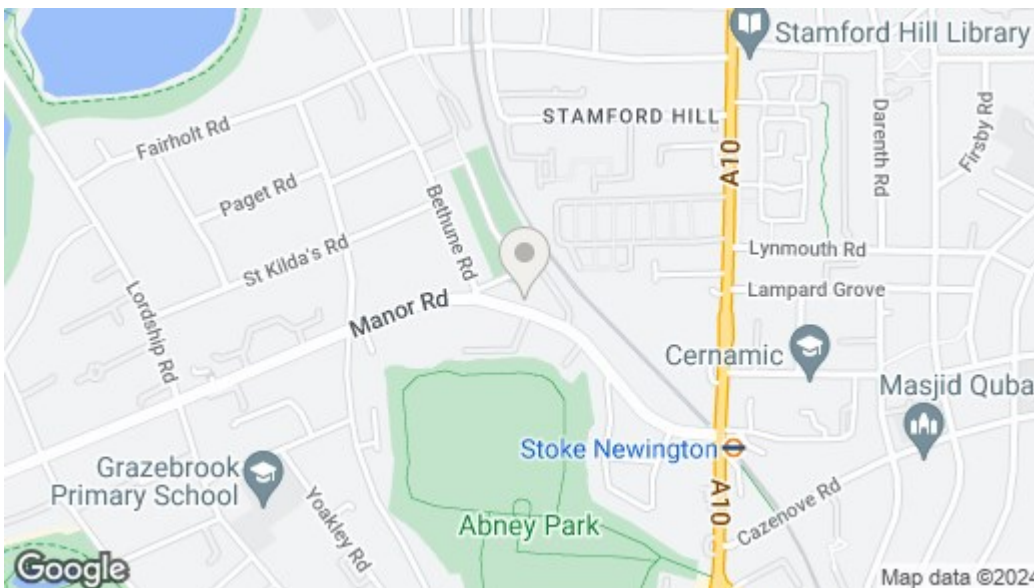
nextmove.com



Manor Road N16
Total Approx. Floor Area 338 Sq.Ft. (31.4 Sq.M.)

Illustration for identification purposes. Not to scale. All measurements are approximate and for guidance only. © Next Move 2013
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Wonderfully light studio flat with shared garden, situated close to all good local amenities. Set on the first floor of an attractive Victorian terraced house, this superb property offers generous living space, retaining much original character. The accommodation features an array of south-facing windows and boasts a modern bathroom, and smart dedicated kitchen area with granite worktops. Church Street & The High Street's eclectic array of eateries, independent shops, pubs and coffee bars are within a short walk, as are the green open spaces of Clissold Park. There are excellent transport links to The City & West End with numerous bus routes, and trains to Liverpool Street from nearby Stoke Newington Station (Overground).



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		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are given only as a guide and services & appliances have not been tested. Purchasers are advised to appoint their own Surveyors & Conveyancers to satisfy themselves on all matters concerning any purchase.