

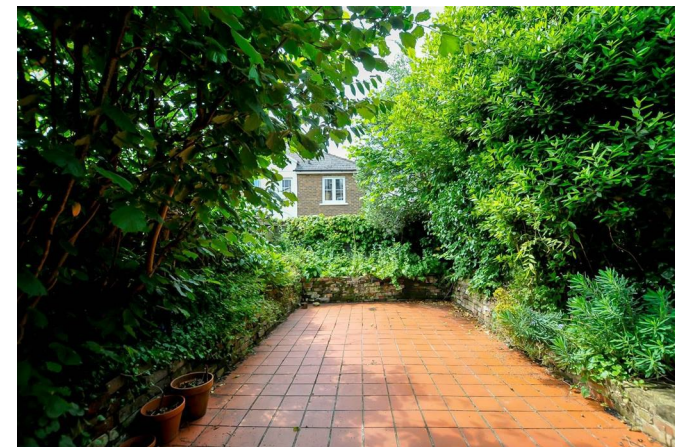


Brighton Road Stoke Newington, London N16

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Brighton Road Stoke Newington London N16

Bright and spacious two bedroom garden flat in a popular street close to all good local amenities.



DESCRIPTION

Offering generous living and entertaining space, this superb property is arranged over the upper floors of an attractive Victorian terraced house. The accommodation boasts a ground floor entrance, with the split-level first floor comprising living room, double bedroom and 16' kitchen-diner with door to the terrace. Steps lead down to a wonderful secluded 30' (approx) south-facing rear section of garden. The principal bedroom is on the top floor, and there is a large bathroom with thermostatically controlled shower over the bath.

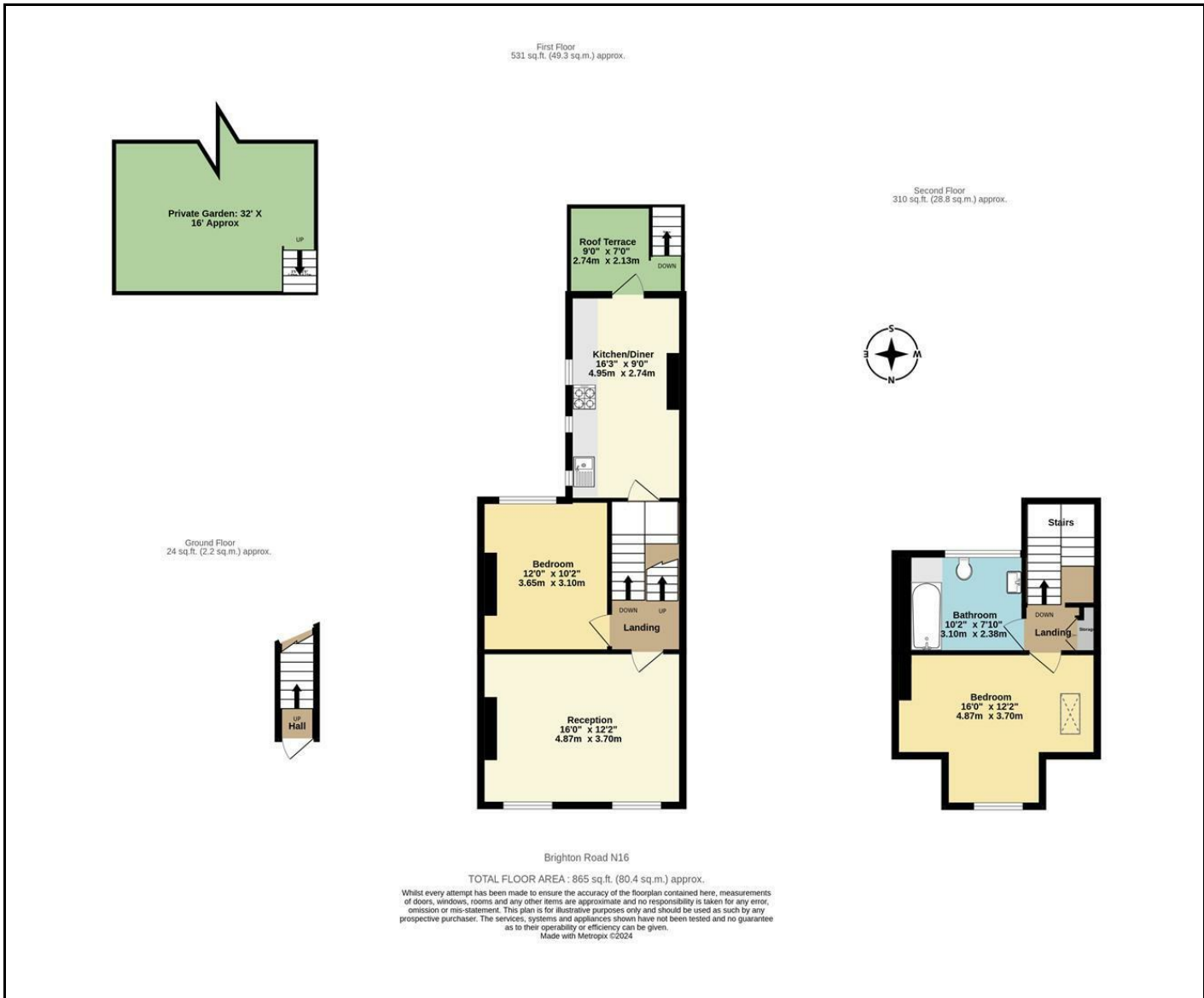
Brighton Road is conveniently located moments from an eclectic mix of independent shops, bars and eateries set out along the High Street and Church Street. There are excellent transport links to The City and West End with numerous good bus routes, and trains to Liverpool Street from nearby Rectory Road Station (Overground). Stations at Dalston Kingsland and Dalston Junction (Overground) are also within easy walking distance. Available Chain Free.

Share of Freehold

Offers In Excess Of £750,000







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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n16@nextmove.com
020 7254 9709
63-65 Stoke Newington Church Street,
London N16 0AR

nextmove.com