



Palatine Avenue Stoke Newington, London N16

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PROPERTY AGENTS

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# Palatine Avenue

## Stoke Newington

### London N16

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Stylish modern three bedroom house with allocated parking space, set within a secluded gated mews development close to local shops and transport connections.



## DESCRIPTION

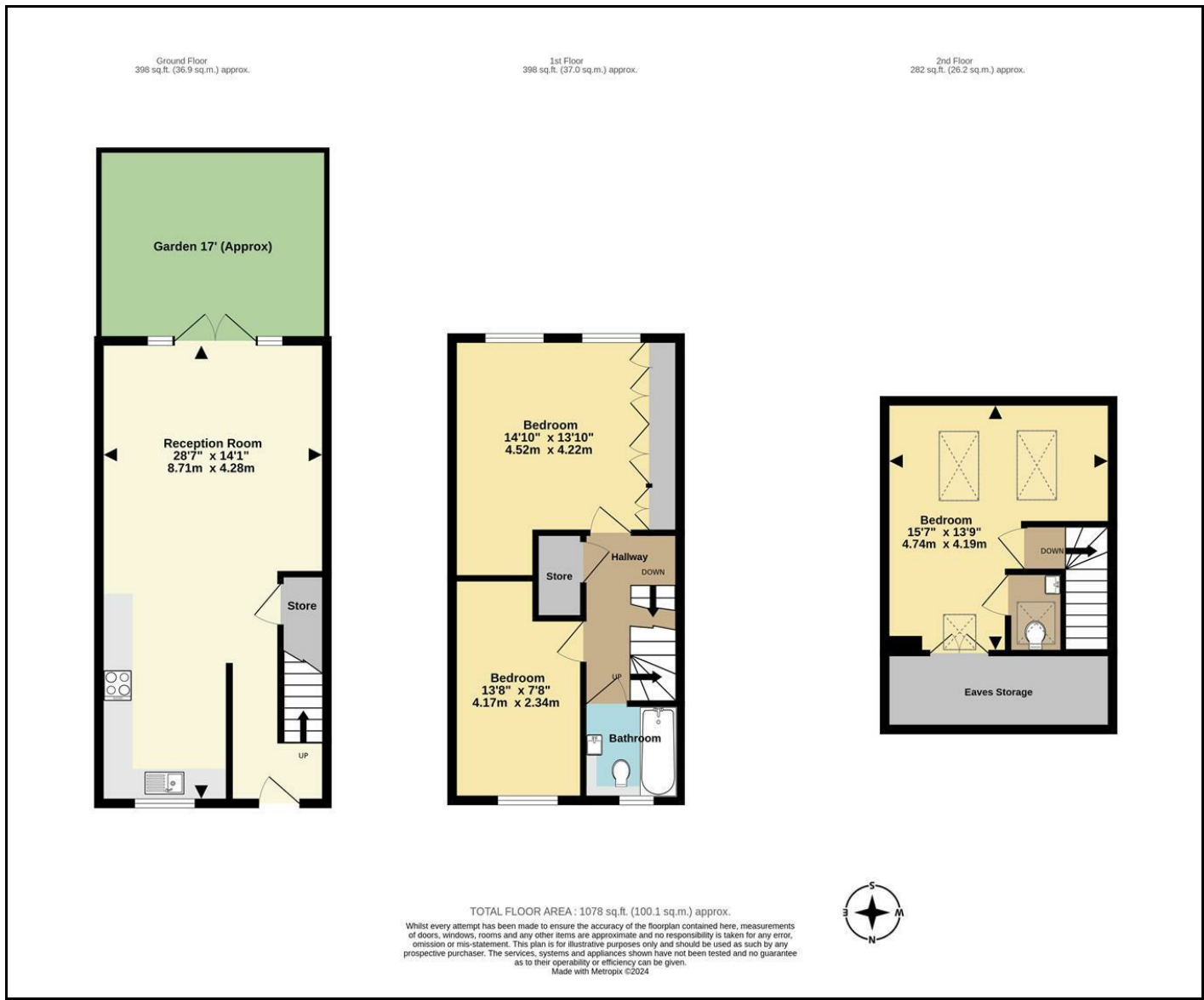
Having been extended into the loft, this superb property offers light, spacious and well-proportioned accommodation with generous living and entertaining space. The ground floor comprises a 29' open-plan living room with smart, well-appointed kitchen and French doors out to a secluded south-facing patio garden. The first floor boasts two double bedrooms, including the principal bedroom with extensive fitted wardrobes; and bathroom with shower over the bath. There is a further bedroom on the top floor with eaves storage and ensuite WC & wash-hand basin. Palatine Avenue is located just-off Stoke Newington Road moments from Church Street and the High Street's eclectic array of independent shops, bars and eateries. 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).



Share of Freehold

**£1,000,000**





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