

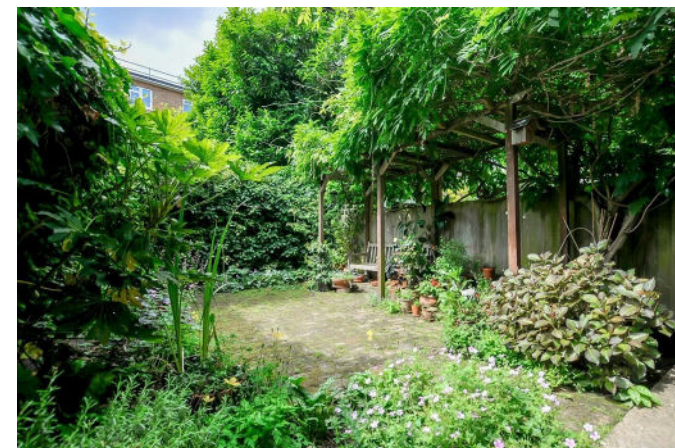


Clissold Crescent Stoke Newington, London N16

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Clissold Crescent Stoke Newington London N16

Spacious and characterful three bedroom ex-local authority garden maisonette in a great location moments from Church Street, Clissold Park and popular local schools.



DESCRIPTION

Set within a low-level purpose-built-block, accommodation in excess of 800 sq ft is arranged over the ground and first floor. This superb property comprises a generous living room with French doors out to a well-tended mature garden; smart separate kitchen with ample wall & floor units; and a downstairs guest cloakroom. Upstairs there are three beautiful double bedrooms and a stylish bathroom with shower over the bath.

Lashio House is set-back from the street behind a lawned front garden, on Clissold Crescent. A number of popular schools are situated nearby including some really great primary schools. Just at the end of the road are Clissold Park's green open spaces; and Stoke Newington Church Street's array of eateries, independent shops, coffee bars and pubs. Transport links to The City & West End are excellent with numerous good bus routes and trains from stations at Canonbury (Overground), Stoke Newington (Overground) and Arsenal (Piccadilly Line).

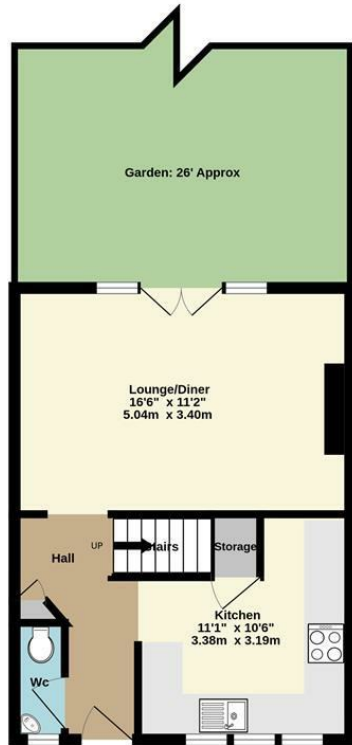
Leasehold

Offers In The Region Of £725,000

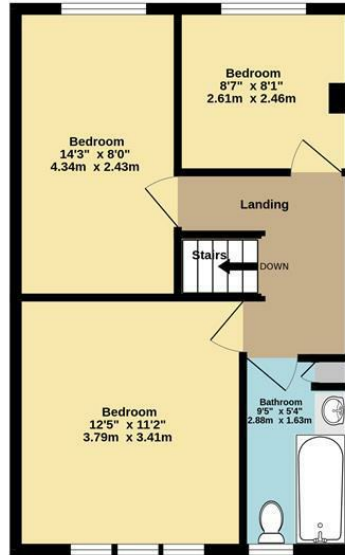




Ground Floor
363 sq.ft. (33.7 sq.m.) approx.



1st Floor
440 sq.ft. (40.9 sq.m.) approx.



Lashio House N16

TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

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

nextmove.com