NEVILL ROAD, N16

Council Tax Band   D

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Michael Naik

OFFERS IN EXCESS OF

£595,000

SHARE OF FREEHOLD

- Well Presented Two Bedroom Maisonette
- Arranged Over Two Floors
- Additional Study & Utility Rooms
- En-Suite To Main Bedroom
- No Onward Chain
- 1114 Sq. FT

Michael Naik

2   2   1   D

About The Property...

This spacious two bedroom maisonette is both beautifully presented and conveniently located, with generously sized accommodation arranged over ground and lower ground floor , as well as being within easy reach of both Stoke Newington & Dalston which both offer a popular and varied selection retailers, restaurants and other amenities.

The property itself benefits from two points of entry , either via corner entrance or gated entrance, leading into the ground floor which offers a large open plan kitchen/lounge with ample space for dining, cloakroom WC and the first of two bedrooms, this is followed by the lower ground floor benefitting from the main bedroom with en-suite shower room and two vault storage spaces, a study room, main bathroom and utility room.

The property is perfectly situated on the recently pedestrianised junction of Nevill Road/Allen Road , and is located directly opposite Butterfield Green which a quiet and peaceful green space placed right at the properties doorstep.

Key Information

No Onward Chain

Share of Freehold with 999 year lease

Service Charge - £1301.16 for 2023/2024

Total of 1114 Sq. Ft

Council - London Borough of Hackney - Current Tax Band (D)

EPC Rating - 65/D

Study 2.46 x 4.11m 8'1" x 13'6"

Bathroom

Hall

Utility Room

Ensuite

Bedroom 4.50 x 4.05m 14'9" x 13'4"

Cupboard | **Lightwell** | **Cupboard**

Bedroom 4.16 x 3.28m 13'8" x 10'9"

WC

Hall

Reception 4.58 x 7.23m 15'0" x 23'9"

Total Area: 103.5 m² ... 1114 ft² (excluding lightwell)
All measurements are approximate and for display purposes only