

Wild & Co.

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Barretts Grove, N16 8AP

2 Double bedroom split level period conversion with sole use of South facing garden. Arranged over raised ground and lower ground floors, situated directly off Stoke Newington Road, moments from Dalston High Street, Dalston Junction and Dalston Kingsland overground stations (direct link to Highbury & Islington & Stratford). Benefiting from: reception room to front with bay window, kitchen/diner, bathroom/WC and south facing garden. Offered chain free, early viewing highly recommended.

Guide Price £600,000 | Leasehold - Share of Freehold

Barretts Grove, N16 8AP



- 2 Double bedroom split level period conversion,
- Moments from Dalston Junction and Dalston Kingsland overground stations
- Bathroom/WC
- Early viewing required
- Arranged over raised ground and lower ground floors,
- Reception room to front with bay window
- South facing garden - sole use
- Directly off Stoke Newington Road
- Kitchen/diner
- Chain free

Wild & Co. are pleased to offer for sale this: 2 Double bedroom split level period conversion, arranged over raised ground and lower ground floors.

Situated directly off Stoke Newington Road, moments from Dalston High Street, Dalston Junction and Dalston Kingsland overground stations (direct link to Highbury & Islington & Stratford).

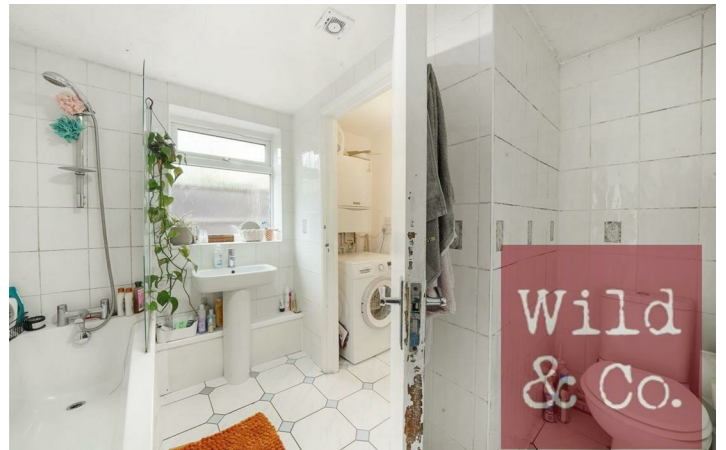
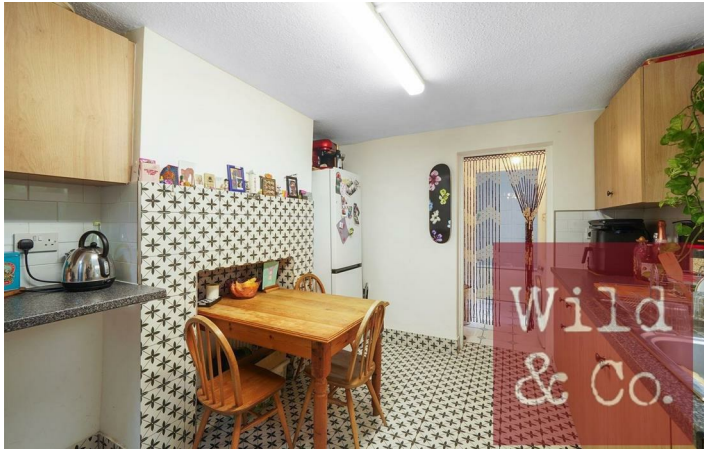
Benefiting from: reception room to front with bay window, kitchen/diner, bathroom/WC and south facing garden.

Offered chain free, early viewing highly recommended.



Directions

Directly off Stoke Newington Road (A10)

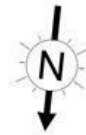


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Approx Gross Internal Area = 63.37 sq m / 682 sq ft

Patio = 36.03 sq m / 388 sq ft

Total = 99.4 sq m / 1070 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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		65	77
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			

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