

03

2A FOULDEN ROAD

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prime

superbly charming and full of character
two bedroom, upper floor maisonette

nestled in the heart of stoke newington, this exquisite 2-bedroom, 2-bathroom upper floor maisonette on foulden road offers a unique blend of period charm and contemporary living. spanning approximately 1208 sq ft over four meticulously designed levels, this share of freehold residence is a rare find.



OVERVIEW:

- sumptuous interior design
 - two bedroom maisonette
 - split-level
 - private roof terrace
 - immaculate condition
 - period conversion
 - spanning in excess of 1,200 sq ft
 - quiet residential street
 - close to local amenities and greenery
 - a short walk to rectory road station
-



upon entering the lower level of the first floor, you are welcomed by a beautifully bespoke, hand-made solid wood kitchen, meticulously painted in farrow & ball hues. this space is not only functional but a testament to craftsmanship, providing a perfect setting for culinary adventures.





the living room is a harmonious blend of elegance and warmth, featuring an exposed brick usable fireplace and two nearly floor-to-ceiling hand made bespoke sash windows that flood the space with natural light.

ascending to the main section of the first floor, you will discover the second bedroom, sized to accommodate a double bed and wardrobes, ensuring comfort and convenience. this floor also boasts a tastefully fitted 3-piece family bathroom, offering both style and practicality.



the second floor is dedicated to the principal bedroom, a serene retreat with ample space for wardrobes and additional storage in the eaves. this room is complemented by a modern en-suite shower room, providing a private sanctuary for relaxation.



the pièce de résistance of this remarkable home is the rare and highly coveted private roof terrace.

this tranquil outdoor space offers an idyllic setting for relaxation and entertaining, far removed from the hustle and bustle of city life.



valuable information

EDUCATION:

primary schools:

- princess may primary school
(ofsted rated good) 0.3 miles away
- bethnal primary school
(ofsted rated good) 0.5 miles away
- st matthias church of england primary school
(ofsted rated good) 0.5 miles away

secondary schools:

- the excelsior academy
(ofsted rated good) 0.5 miles away
- stoke newington school and sixth form
(ofsted rated good) 0.7 miles away
- waterside academy
(ofsted rated good) 1.3 miles away

LOCATION:

foulden road is located in the heart of stoke newington, one of north london's most vibrant and desirable neighbourhoods. known for its eclectic mix of amenities, thriving community, and charming character, living at foulden road offers a unique blend of urban convenience and residential tranquillity.

the area boasts several beautiful parks and green spaces, such as hackney downs and clissold park, providing peaceful retreats for nature lovers.

rectory road station, just a short walk away, provides quick and convenient access to

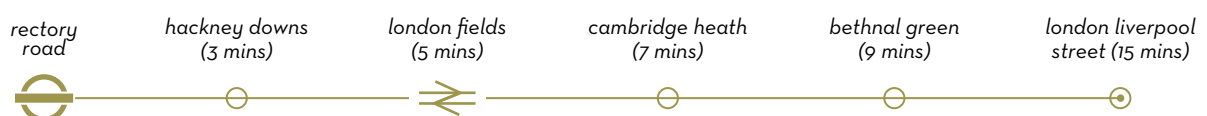
london liverpool street, making commuting effortless. numerous bus routes, cycle lanes, and excellent road links further enhance connectivity.

from local markets and artisan stores to larger supermarkets and healthcare services, all your daily needs are catered to within the vicinity.

the local entertainment scene is vibrant, with cinemas, theatres, live music venues, and pubs offering diverse options for leisure and socialising.

TRANSPORTATION:

rectory road station (overground) is 0.4 miles away with direct access to london liverpool street in under 20 minutes.

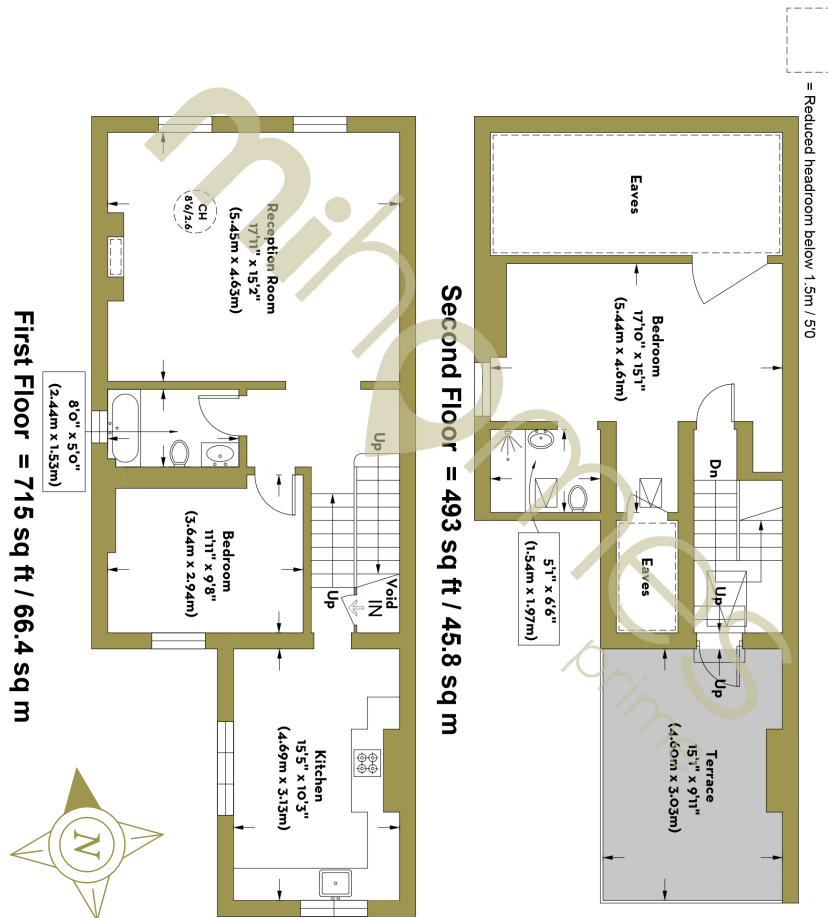


floorplan:

FLAT 3, 2A FOULDEN ROAD, LONDON, N16 7UR

- epc rating: d
- council tax band: d
- share of freehold
- approximate gross internal floor area: 1046 sq ft / 97.1 sq m
- reduced headroom area/eaves: 162 sq ft / 15.1 sq m
- total excluding terrace: 1208 sq ft / 112.2 sq m
- total including terrace: 1372 sq ft / 127.5 sq m

this plan is for layout purposes only, not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id 1100347)



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