



## Maury Road, London, N16

This split level apartment occupies the upper two levels of this impressive Victorian conversion.

Located on this tree lined street and being moments from both Rectory Road rail station and Stoke Newington Common this is a wonderful property for two professional sharers or a small family who require an extra study/work from home room.

The property comprises double bedrooms, an open plan reception/kitchen, bathroom and an extra study space.

- Two double bedrooms
- Large entrance/study area
- Split level conversion
- Open plan reception/kitchen
- Rectory Road station nearby
- Clissold Park, Abney Park and Stoke Newington Common all nearby
- Partly furnished

**£2,500 Per month**



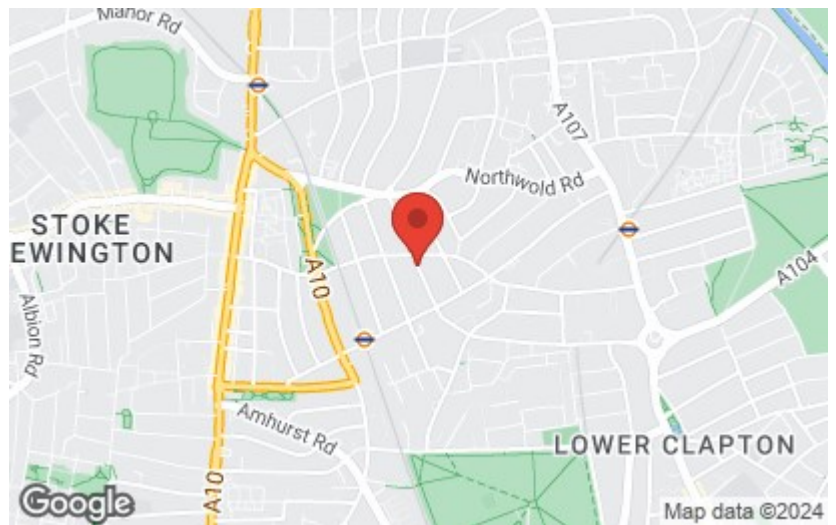
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 511 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 310 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 821 SQ FT/ 76 SQM

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ONE STOP SHOP FOR PROPERTY MARKETING

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



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	
46	69
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
40	66
England & Wales	
EU Directive 2002/91/EC	