

Total Area: 54.7 m<sup>2</sup> ... 589 ft<sup>2</sup> (excluding patio garden)  
All measurements are approximate and for display purposes only

Reception Room  
15'1" x 17'4"

Kitchen  
7'11" x 9'6"

Bathroom  
7'7" x 5'6"

Bedroom  
11'10" x 15'8"

Patio Garden  
11'7" x 6'9"



## OSBALDESTON ROAD, STOKE NEWINGTON

Price £475,000 Share of Freehold  
1 Bed Apartment

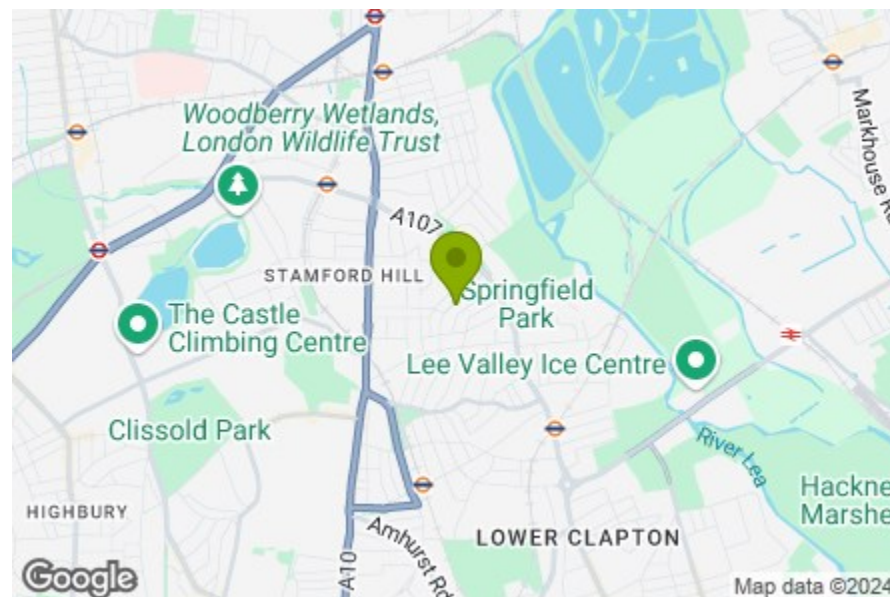


### Features:

- Victorian Conversion
- One Bedroom Apartment
- Beautifully Presented
- South Facing Private Patio Garden
- Moments Away from Stoke Newington Station
- Moments Away from Springfield Park
- Chain Free

A beautifully appointed, utterly charming and spacious one bedroom garden apartment, on the lower ground floor of a grand Victorian townhouse. You're just ten minutes on foot from Stoke Newington station and the greenery of Springfield Park.

Your rear garden's a lovely little retreat, a South facing, sheltered, elevated patio surrounded by exposed brick and timber fencing for privacy. Perfect for starting and ending the day.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	78
(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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#### IF YOU LIVED HERE...

You have a unique, dedicated front door leading right into your vast, bay windowed reception. Coming in at over 255 square feet this is a superb space, full of natural light, expansive and eminently zone-able. You have broad, dark engineered hardwood underfoot, a jet black vintage hearth in the chimney breast and a gorgeous stained glass window giving onto your bedroom.

Your kitchen's set off to one side, finished in mint green with white cabinetry, timber worktops and a large chalkboard. Your bedroom comes in at well over 150 square feet, softly carpeted and finished in palest pastel pink, with plenty of floor to ceiling storage and another jet black hearth. A stained glass door leads out to your courtyard. Finally your bathroom completes thing in striking, simple white, with a shower over the tub.

Outside and you're right in the heart of Stoke Newington's friendly community. Despite the villagey feel, Stoke Newington overground will get you directly to Liverpool Street in sixteen

minutes. Your new home's just ten minutes from the station for a door to door City commute of less than half an hour. Just a little way South of the station you'll find Stoke Newington High Street, home to a broad selection of pleasant pubs and cafes.

#### WHAT ELSE?

- Springfield Park is just five minutes on foot, home to a pond, playgrounds and tennis courts, as well as waterside strolls by the River Lea. Perfect for a morning jog, afternoon picnic or evening stroll.

- Your quickest route to the tube network is the 254 bus, stopping just at the end of your road and getting you to Manor House for the Piccadilly line in ten minutes. Seven Sisters is also within walking distance.

- A six minute, three stop ride from Stoke Newington gets you to Hackney Downs, and the bustling, varied nightlife of one of East London's liveliest boroughs.



#### A WORD FROM THE OWNER...

"This has been a lovely first home. It feels very safe and private, it is the quietest place we've lived. The room sizes are very generous for a one-bed flat. We love the area, being within walking distance to Stoke Newington and Clapton, and a short bus ride away from Dalston. The quick access to green space has felt like a real luxury. We will be sad to leave but are excited for someone else to have their time here."

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