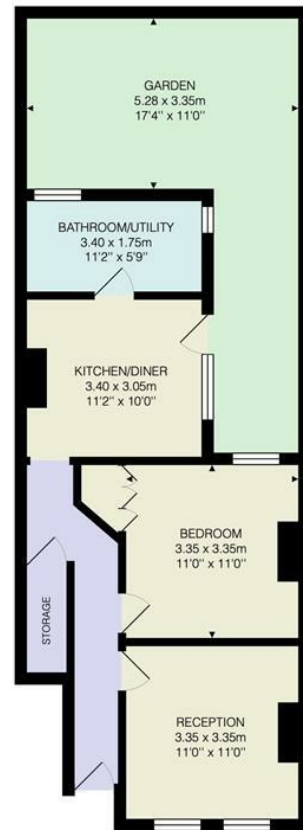
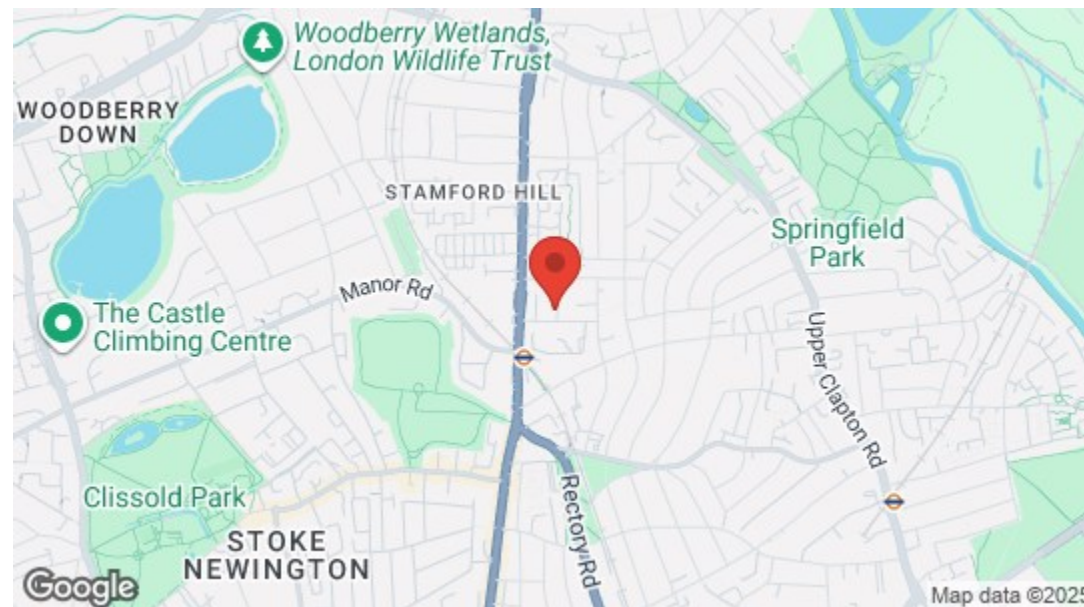




GROUND FLOOR

Total Area (Excluding Garden): 50.3 m² ... 542 ft²

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



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	EU Directive 2002/91/EC	



➔ E17 Office
236 Hoe Street
E17 3AY
0203 397 9797
hello17@stowbrothers.com

➔ E11 Office
117a High Street
E11 2RL
0203 397 2222
hello11@stowbrothers.com

➔ E4 Office
1 Bank Buildings,
The Avenue, E4 9LE
0203 369 6444
hello4@stowbrothers.com

stowbrothers.com
f i t @stowbrothers

EST **THE STOW BROTHERS** 2014

SALES/LETTINGS/NEW HOMES/MANAGEMENT



Margaret Road, London
£2,500 Per Calendar Month
1 bed, Flat

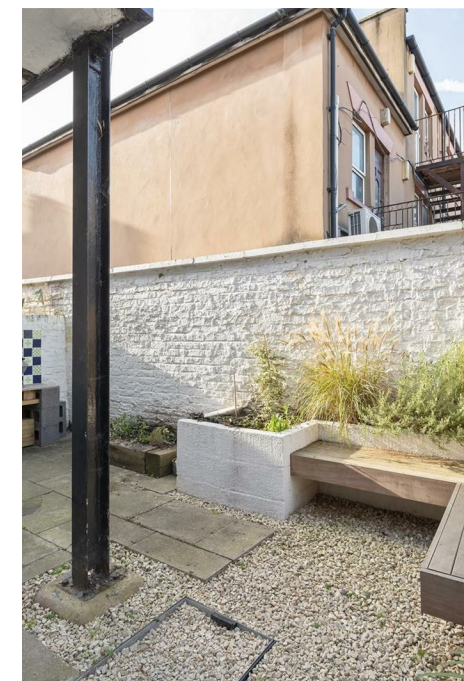




Features

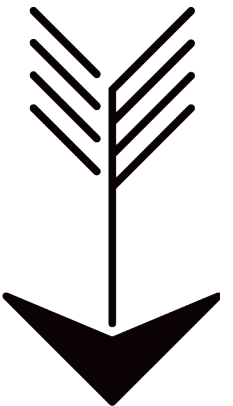
- SHORT LET
- Immaculate And Characterful One Bedroom Warner Apartment
- Private Garden
- Beautifully Presented
- Excellently Located
- Close To Abney And Clissold Parks
- Moments From Stoke Newington Overground Station
- Easy Access To Stoke Newington Church Street's Restaurants And Shops

SHORT LET An immaculate and characterful one bedroom Warner apartment, with private garden and dedicated front door. You're peacefully nestled in the heart of Stoke Newington, a villagesque East London community, home to shops, pubs and greenery.



WHAT ELSE?

- There's more greenery within easy reach, much loved Clissold Park is just a twenty minute stroll, for tennis courts, playground and lakes.
- Did we mention your garden? It's a perfectly secluded solace with a sheltered patio and gravel area, home to a brick and timber backdrops, sturdy raised planters and bespoke timber fencing.
- Stoke Newington's renowned Church Street starts just ten minutes away, home to a great range of independent cafes, bars and gastropubs.







➡ IF YOU LIVED HERE...

Step inside and original timber floorboards run underfoot in your hallway, painted a pale grey and flowing on into your 120 square foot front reception, bright and picturesque with bistro shuttered windows and an exposed brick hearth. Next door your bedroom's a similarly sized double, with herringbone hardwood underfoot.

Explore further for some substantial dedicated storage space under the stairs, and then your glorious kitchen/diner, naturally bright and characterfully appointed with striking yellow cabinetry, original floorboards and an exposed brick wall. Gorgeous. Finally your bathroom sits to the rear, with an onyx rainfall shower over the tub and vintage geometrics underfoot.

Outside and you're surrounded by the peaceful streets and greenery of Stoke Newington. Abney Park is just five minutes on foot, great for a morning run or an evening stroll. Stoke Newington overground station is barely three minutes from your front door, for direct eighteen minute connections to Liverpool Street and a door to door City commute of less than half an hour.

