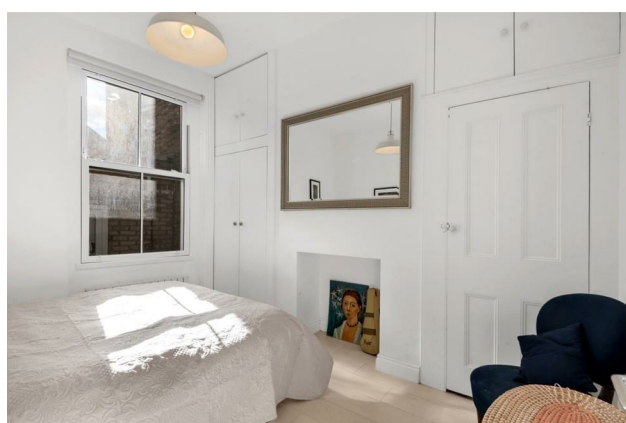


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Beatty Road, London, N16

Asking Price £700,000



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BASEMENT

GROUND FLOOR
785 sq. ft. (72.6 sq. m.) approx.



TOTAL FLOOR AREA: 709sq. ft. (65.9 sq. m.) approx.

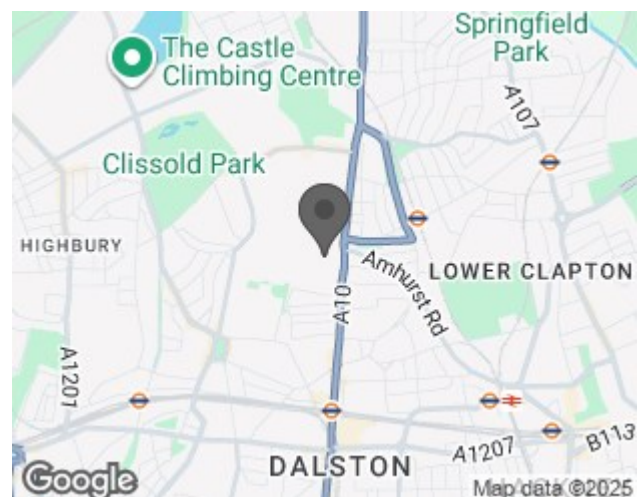
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Homagon 02/25



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	69	
(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

Map



Details

Type: Flat - Conversion Beds: 2 Bathrooms: 1 Receptions: 1
Tenure: Leasehold

Available to view by appointment only, this charming two-bedroom period conversion is set across the ground floor and boasts 709 sq. ft. (65.9 sqm) of internal accommodation. The property is presented in excellent condition throughout and features a spacious open-plan kitchen/reception room and a sunny south-facing private garden.

The stunning extended kitchen/reception room offers a smart kitchen area with integrated modern appliances, marble worktops, and floor-to-ceiling wall units. Large sliding doors open onto a secluded south-facing paved garden. Additionally, there is an internal courtyard.

The accommodation further comprises a master bedroom with a bay window, a generous double guest bedroom a modern bathroom and ample storage is available in the cellar.

The property also benefits from recently upgraded plumbing and electrical systems, and all windows have been replaced to improve energy efficiency. Temperature control is made easy with a modern automated system.

Located on Beatty Road, a quiet residential street off Stoke Newington High Street, the property is just moments away from the vibrant array of bars, restaurants, and coffee houses on Church Street, as well as the wide open spaces of the stunning Clissold Park.

Excellent transport links include Rectory Road Station (Overground), Stoke Newington Station (Overground), Dalston Kingsland & Junction Stations (Overground), and a wide variety of bus routes, ensuring easy access into The City and the West End.

Features

• Period conversion • Two bedrooms • Private garde • Extended kitchen/reception room • Excellent condition throughout • Modern bathroom • Close to Stoke Newington Church Street & High Street • Close to transport links