



Windus Road Stoke Newington, London N16

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## Windus Road Stoke Newington London N16

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Bright two bedroom apartment well-located moments from all good local amenities.



### DESCRIPTION

Set on the third floor of a four storey modern block and boasting lift access, the accommodation comprises; entrance hall; generous living room with kitchen area, bathroom; and two double bedrooms.

Windus Road is situated just a few steps from Church Street and The High Street's eclectic array of eateries, shops, pubs and coffee bars. There are excellent transport links to The City and West End with numerous good bus routes, and trains to Liverpool Street from nearby Stoke Newington Station (Overground).



Leasehold

Asking Price £450,000





Third Floor



Windus Road, N16

TOTAL FLOOR AREA: 677sq.ft. (62.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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