



**P** Resident permit holders only **Q**  
Mon-Fri  
8.30 am - 5.30 pm  
Saturday  
8.30 am - 1.30 pm  
Event days only  
Mon-Fri  
8.30 am - 8.30 pm  
Saturday  
8.30 am - 4.30 pm  
Sun & Bank Hols  
Noon - 4.30 pm

Burma Road Stoke Newington, London N16

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# Burma Road

## Stoke Newington

### London N16

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Wonderfully spacious two bedroom garden maisonette set on one of Stoke Newington's most popular streets moments from Church Street, Clissold Park and popular local schools.



#### DESCRIPTION

Arranged over the ground and lower ground floors within an impressive four storey early-Victorian terraced house, this superb residence boasts generously proportioned rooms and a floor area in excess of 1,300 sq ft. Features include original fireplaces with marble surrounds, sash windows with shutters and attractive ceiling cornicing. Generous living accommodation comprises entrance hall; 19' living room with large bay window; 18' x 16'6 kitchen-diner; modern shower room; and two huge double bedrooms, one 20' long the other 19'. There are also plenty of storage cupboards. The property further benefits from sole use of a superb 65' (approx) garden with patio area, lawn, mature planting and an open westerly aspect.

Clissold Park's green open spaces and Stoke Newington Church Street's eclectic array of eateries, independent shops, pubs and coffee bars are all just a few steps away. There are excellent transport links to The City and West End with numerous good bus routes, and trains from stations at Canonbury (Overground), Manor House (Piccadilly line) and Stoke Newington (Overground).

Share of Freehold

**£1,125,000**





Lower Ground Floor  
723 sq.ft. (67.2 sq.m.) approx.

Raised Ground Floor  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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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n16@nextmove.com  
020 7254 9709  
63-65 Stoke Newington Church Street,  
London N16 0AR

nextmove.com