

## Palatine Avenue Stoke Newington London N16

Stylish modern three bedroom house with allocated parking space, set within a secluded gated mews development close to local shops and transport connections.



Having been extended into the loft, this superb property offers light, spacious and well-proportioned accommodation with generous living and entertaining space. The ground floor comprises a 29' open-plan living room with smart, well-appointed kitchen and French doors out to a secluded south-facing patio garden. The first floor boasts two double bedrooms, including the principal bedroom with extensive fitted wardrobes; and bathroom with shower over the bath. There is a further bedroom on the top floor with eaves storage and ensuite WC & wash-hand basin. Palatine Avenue is located just-off Stoke Newington Road moments from Church Street and the High Street's eclectic array of independent shops, bars and eateries. There are excellent transport links to The City and West End with numerous good bus routes, and trains to Liverpool Street from nearby Rectory Road Station (Overground).

Share of Freehold









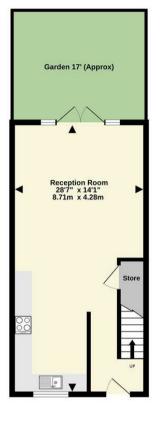


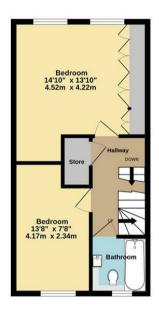




 Ground Floor
 1st Floor

 398 sq.ft. (36.9 sq.m.) approx.
 398 sq.ft. (37.0 sq.m.) approx.

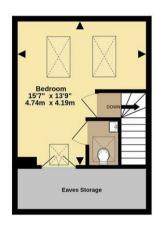




TOTAL FLOOR AREA: 1078 sq.ft. (100.1 sq.m.) approx.

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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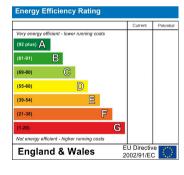


2nd Floor 282 sq.ft. (26.2 sq.m.) approx.











PROPERTY AGENTS