



Beatty Road Stoke Newington, London N16

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# Beatty Road

## Stoke Newington

### London N16

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Spacious one bedroom garden flat in a great location close to all amenities.



## DESCRIPTION

This superb property is arranged over the lower ground floor of an attractive four storey Victorian terraced house, boasting well-proportioned living space with engineered oak flooring throughout. The accommodation comprises a stylish open-plan reception room with two sash windows, incorporating lounge, kitchen and dining area, the kitchen features a breakfast bar, wall & floor units and integrated appliances, a door leads out to a pleasant south-facing garden. Elsewhere there is a double bedroom with two built-in wardrobes and a modern bathroom with thermostatic shower over the bath. Additional storage space can be found in an under-stair cupboard just inside the front door

Beatty Road is close to local shops on Church Street and The High Street and within a short walk of leafy Clissold Park. 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). Stations at Dalston Kingsland and Dalston Junction (Overground) are also within easy walking distance.

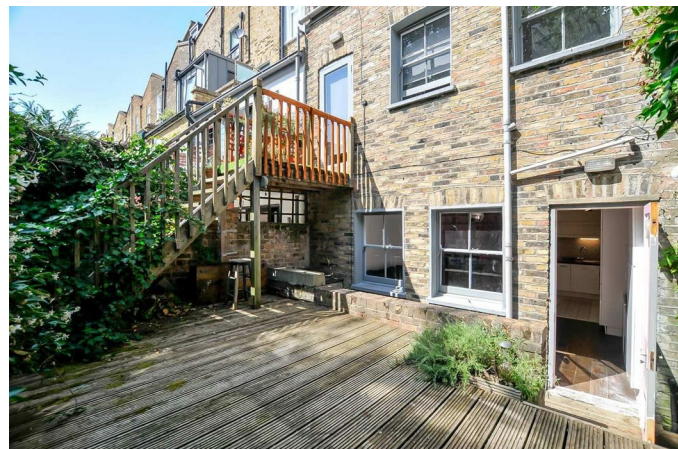
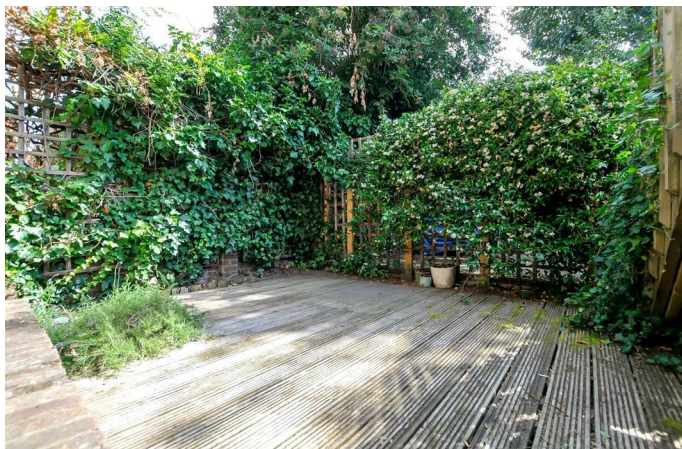
Available Chain Free.

Leasehold

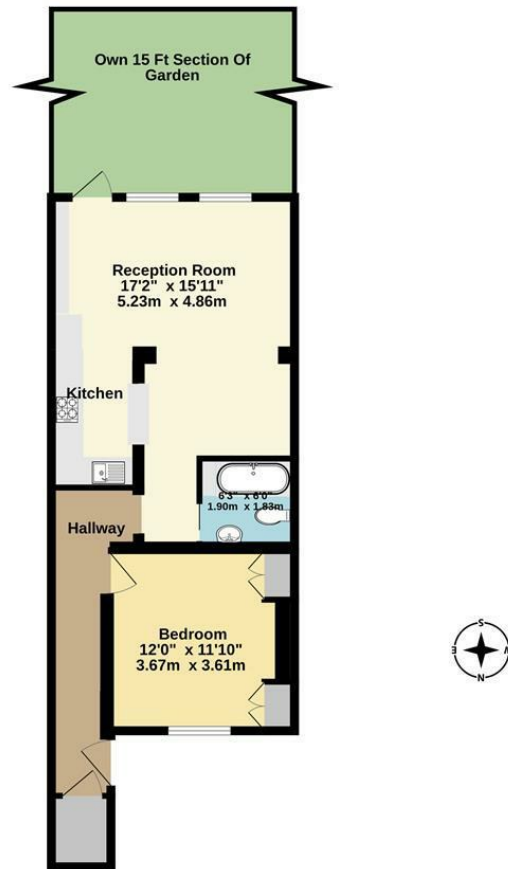
£525,000







Ground Floor  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 586 sq.ft. (54.4 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) A			
(81-91) B			
(69-80) C		69	78
(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	

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n16@nextmove.com  
020 7254 9709  
63-65 Stoke Newington Church Street,  
London N16 0AR

nextmove.com