



Manor Road Stoke Newington, London N16

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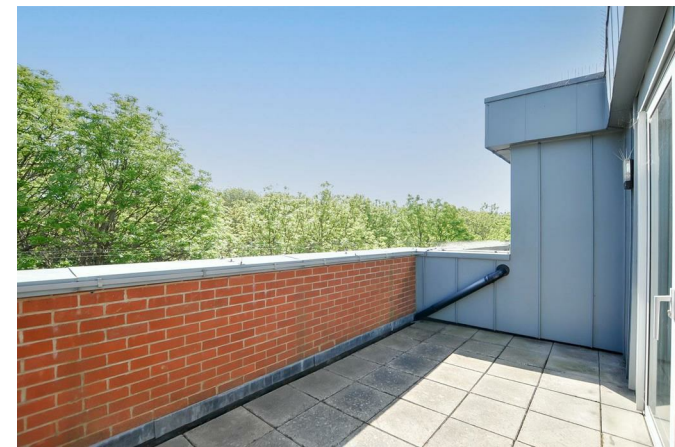
# Manor Road

## Stoke Newington

### London N16

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Light and spacious two bedroom duplex apartment with roof terrace and parking space, set within this popular gated development.



## DESCRIPTION

The accommodation is arranged over the third and fourth floors, comprising a generous open-plan living room with smart contemporary kitchen area and integrated appliances. Sliding doors accessing the terrace, boasting leafy views over Abney Park.

Elsewhere there is a stylish bathroom with shower over the bath; and two double bedrooms, one with a built-in wardrobe and a storage cupboard. The property further benefits from secure parking in the underground car park.

Latitude Apartments are located just a short walk from the wonderful green open spaces of Clissold Park, and Church Street's many eateries and independent shops. There are excellent transport links to The City and West End with numerous good bus routes and trains from nearby Stoke Newington Station (Overground). The property is offered for sale with no onward chain.



Leasehold

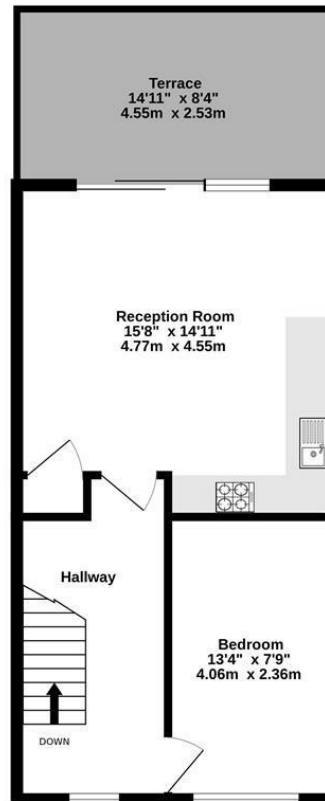
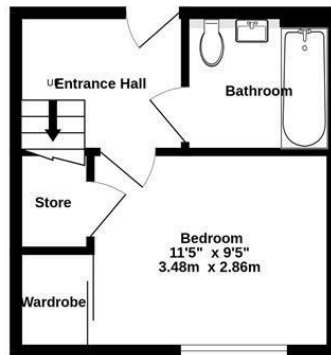
**Guide Price £550,000**





3rd Floor  
238 sq.ft. (22.1 sq.m.) approx.

4th Floor  
432 sq.ft. (40.1 sq.m.) approx.




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TOTAL FLOOR AREA: 670 sq.ft. (62.2 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)	A		
(81-91)	B		
(69-80)	C	75	82
(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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