



Garnham Close Stoke Newington, N16

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Garnham Close

Stoke Newington

N16

Bright and spacious ex-local authority one bedroom flat with roof terrace, located moments from Stoke Newington Church Street, The High Street and excellent transport links.

DESCRIPTION

Set on the first floor (top) of a popular, well-kept low-rise development, the accommodation comprises a generous living room with door accessing a large south-facing roof terrace; separate kitchen, double bedroom with built-in wardrobe and modern bathroom. The property further benefits from three large storage cupboards off the hallway.

Garnham Close 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 numerous good bus routes to The City & West End, and trains to Liverpool Street from nearby Stoke Newington Station (Overground).

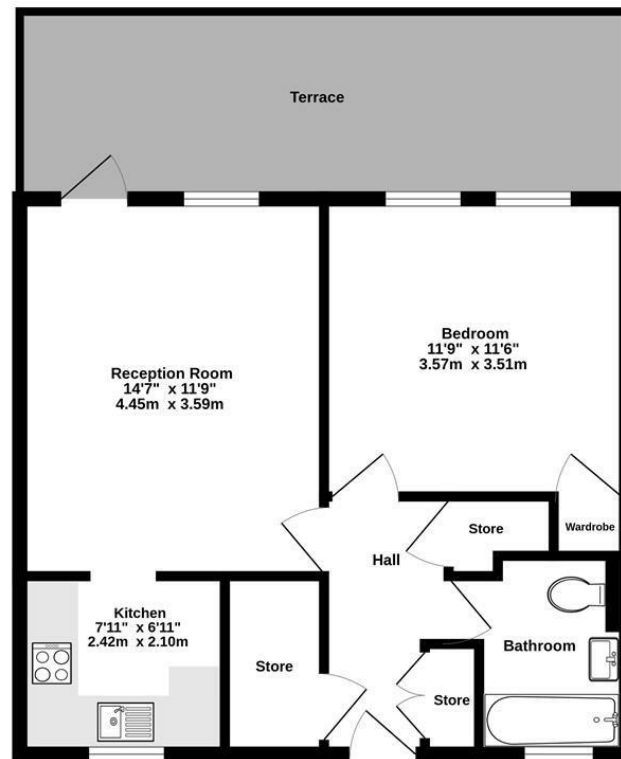
Leasehold

Asking Price £395,000





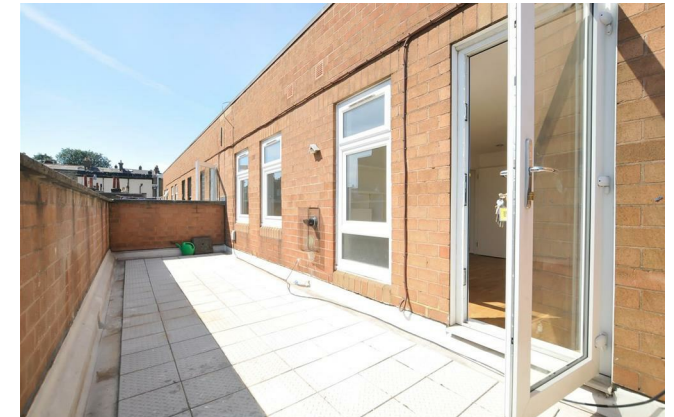
First Floor
503 sq.ft. (46.8 sq.m.) approx.



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TOTAL FLOOR AREA: 503 sq.ft. (46.8 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		74	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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