

Manse Road, N16
Approx. Gross Internal Area 1233 Sq Ft - 114.55 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
Date: 13/12/2023
lpaplus.com

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Manse Road, N16



£725,000 Leasehold - Share of Freehold

A stunning three bedroom ground and lower-ground floor apartment set in a double fronted Victorian converted house. The flat has a mix of period and modern features with scope to put your own stamp on the property and would make an ideal first time buy. All of the rooms are spacious and well-proportioned with high ceilings, offering three good size bedrooms Kitchen/dining room with skylights flooding the property with natural light, separate reception room – which could be used as a third bedroom and a bathroom plus a separate W/C

The dining area leads on to a huge, mature and lovingly maintained garden. Plus the added benefit of a large Basement space.

Manse Road is very well-located for Dalston Kingsland for access to overland and Dalston Junction for access to the city, Canary Wharf and southeast London both 10 minutes away on buses 67, 76, 243, 149 opposite the flat. local shops, including Stoke Newington Church Street, and a short walk from the green spaces of Hackney Downs and Clissold Park. A small park – West Hackney Recreation Ground – is on the road itself, as is the weekly farmers' market The property is conveniently located close to the heart of Stoke Newington, within easy access of Rectory Road and Stoke Newington stations, as well as numerous regular bus routes. Stoke Newington offers an array of shops and amenities, with Stoke Newington Church Street providing a wonderful array of fashionable bars, cafes and restaurants. The area is well served by excellent local schools and beautiful open spaces including Clissold Park, Abney Park and the Wetlands.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

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- SHARE OF FREEHOLD
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