



First Floor
Floor Area 344 Sq Ft - 31.96 Sq M



Second Floor
Floor Area 334 Sq Ft - 31.03 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.
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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.



Manor Road, N16



£525,000 Leasehold

A bright and spacious two bedroom split level flat set on the ground & first floor of this Victorian converted house. Internally the flat has been very well maintained by its present owners and features high ceilings, large sash windows original features, two bedrooms and modern kitchen & bathroom. The larger reception room faces directly south while being perfectly proportioned allowing for an excellent entertainment space. The kitchen benefits from ample storage and worktop space as well as offering enough space for essential appliances. Up the stairs you will find a large master bedroom, family bathroom as well as a second smaller bedroom overlooking which is currently arranged as nursery.

The property is enviably located on a popular residential road in the heart of Stoke Newington, within a short distance of Stoke Newington station, as well as numerous regular bus routes. Stoke Newington offers an array of shops and amenities, with Stoke Newington Church Street providing a wonderful selection of fashionable bars, cafes and restaurants. The area is also well served by beautiful open spaces including neighbouring Abney Park, lovely Clissold Park, and the Wetlands.



- SPLIT LEVEL
- IDEAL FIRST TIME BUY
- CLOSE TO TRANSPORT

- EXCELLENT LOCATION
- NO ONWARD CHAIN
- ORIGINAL FEATURES

