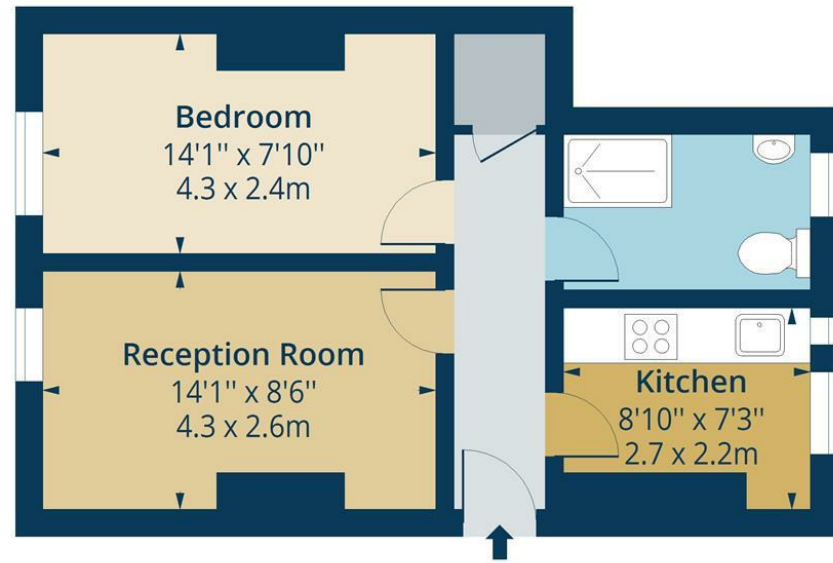


# Gibson Gardens, N16

Approx. Gross Internal Area 436 Sq Ft - 40.50 Sq M



## Ground Floor

Floor Area 436 Sq Ft - 40.50 Sq M

For Illustrational Purposes Only - Not To Scale  
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.



# £1,700

A well presented one bedroom ground floor flat set in a popular 19th Century cobbled courtyard Victorian development. Internally the flat is in good condition and benefits from original features such as original wooden flooring, sash windows and a modern kitchen & bathroom. This property also has access to a shared garden.

Gibson Gardens (built in 1880) is a gated and cobbled mews development with communal gardens and within easy reach of the eclectic mix of independent shops, bars and restaurants along Church Street and Stoke High Street. Connections across the City and Central London with Stoke Newington Station just a short walk away.



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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- COMMUNAL GARDEN
- EXCELLENT LOCATION

- ORIGINAL FEATURES
- CLOSE TO CHURCH STREET

