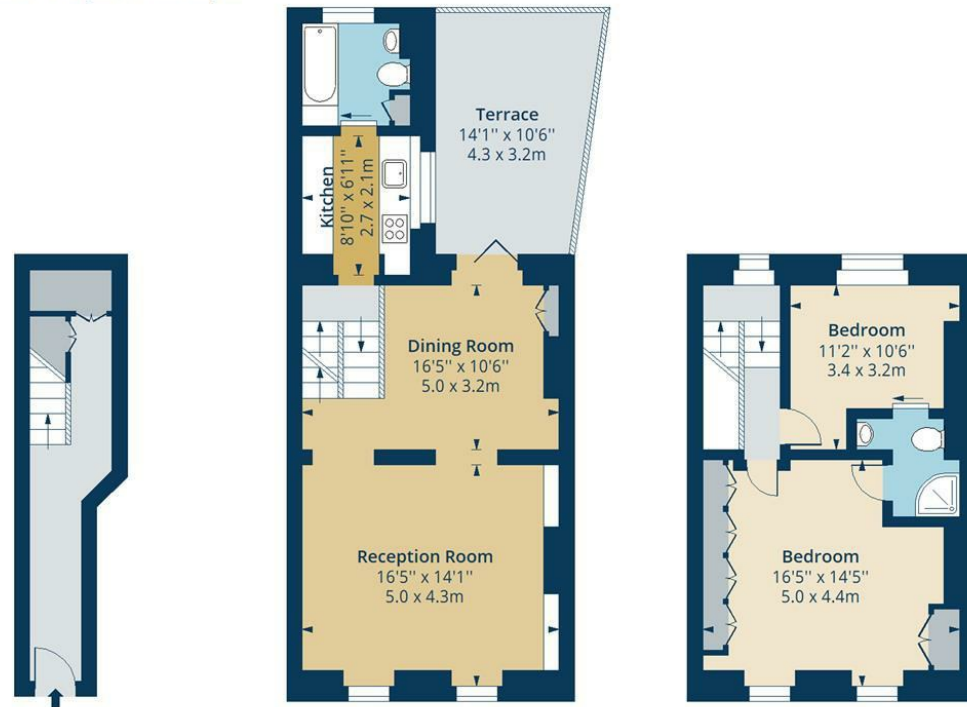
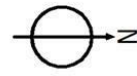


Stoke Newington, High Street, N16

Approx. Gross Internal Area 1056 Sq Ft - 98.10 Sq M
 Approx. Gross Terrace Area 149 Sq Ft - 13.84 Sq M



Ground Floor

Floor Area 113 Sq Ft - 10.50 Sq M

First Floor

Floor Area 530 Sq Ft - 49.24 Sq M

Second Floor

Floor Area 413 Sq Ft - 38.37 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.

lpaplus.com

Date: 7/7/2023

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.



£3,300

A beautifully conceived two-bedroom loft-style apartment located in the Stoke Newington Conservation Area, beside leafy Abney Park and the bustle of Church Street. Stylishly designed throughout features include a floating steel staircase, a peaceful west-facing roof terrace, generous living space, and huge amounts of natural light. Church Street's independent shops and the popular Clissold Park, are minutes walk away, as are excellent transport links to the City and the West End.

Entry is via a private front door at street level. The spacious hallway offers ample storage and plenty of coat hooks and features smart monochromatic floor tiles, complemented by the brilliant white walls and black steel staircase ahead.

The living, dining, and kitchen spaces unfold over the first floor. The circulation of the space flows around a central division wall punctuated by two wide openings establishing a seamless flow and allowing plenty of natural light to flood through the apartment.

The minimalist galley kitchen is finished with bespoke quartz worktops and textured tiles and features all integrated appliances. Full-width sliding windows open onto the smart adjacent terrace. Underfloor heating runs through the kitchen and continues into the adjacent bathroom featuring concrete and porcelain tiles and sleek chrome fixtures.

The open-plan dining room serves as a connection to the living room, kitchen, and terrace. Bi-fold doors with integrated blinds open out onto the terrace. At the front of the plan is a generous living room



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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