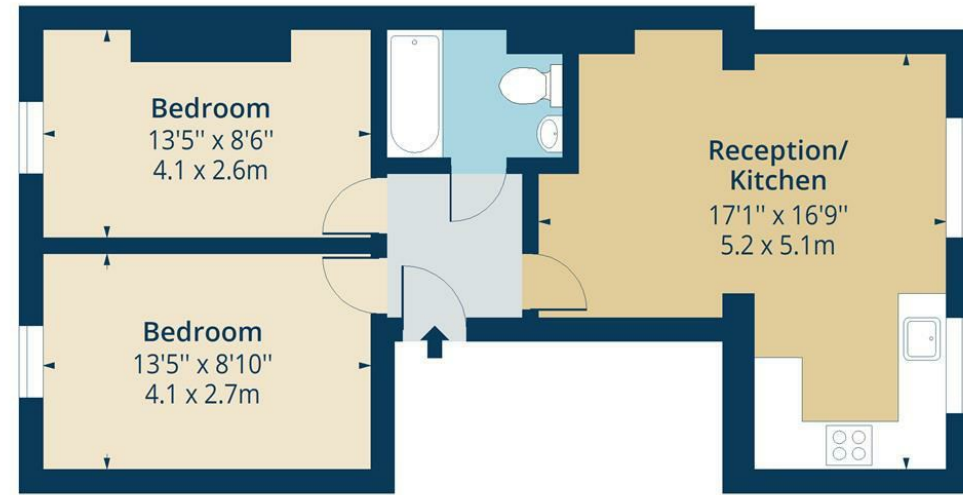
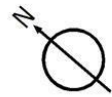


# Abney Park Terrace, N16

Approx. Gross Internal Area 562 Sq Ft - 52.21 Sq M



## First Floor

Floor Area 562 Sq Ft - 52.21 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: 10/11/2024

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.



## Stoke Newington High Street, N16



## £400,000 Leasehold

A well presented two double bedroom first floor Victorian conversion benefiting from an abundance of natural light and is in good condition throughout.

The property comprises of wooden floors, modern kitchen & bathroom, two double bedrooms and a large open plan kitchen/living area.

The Victorian built Abney Park Terrace, positioned where Stoke Newington High Road meets Cazenove Road is well connected for speedy links into central London and the City. Stoke Newington Church Street and the wonderful Clissold Park and Abney Park are within a short walk away. The property is a very short walk away from Stoke Newington Station. Ideal first time buy.



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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- CLOSE TO TRANSPORT
- IDEAL FIRST TIME BUY

- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN

