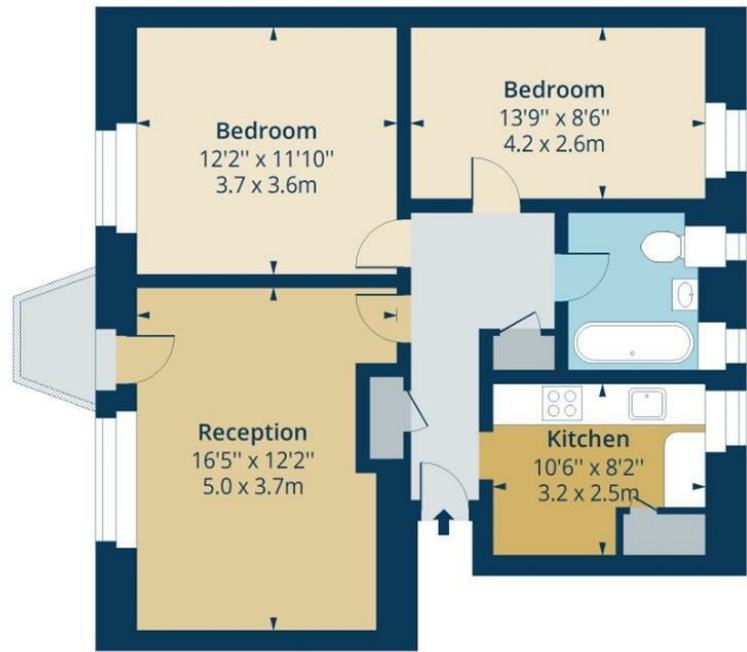



Browning House, N16
Approx. Gross Internal Area 721 Sq Ft - 66.98 Sq M
Approx. Gross Balcony Area 18 Sq Ft - 1.67 Sq M



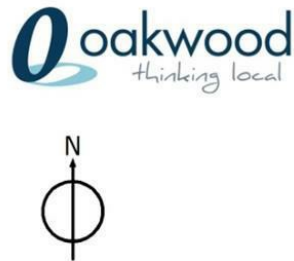
First Floor
Floor Area 721 Sq Ft - 66.98 Sq M

 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: 20/1/2025

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.



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.



Shakspeare Walk, N16



£450,000 Leasehold

A bright and spacious two-bedroom flat, set on the first floor of a well-maintained purpose-built block, spanning an impressive 721 square feet. The property boasts a light-filled reception room with direct access to a private west-facing balcony, perfect for relaxing or entertaining. There are two well-proportioned bedrooms, a sleek modern kitchen, a newly refurbished bathroom, and ample storage throughout.

The property is conveniently located for local shops, cafes and restaurants situated nearby on Newington Green, Highbury Barn and Stoke Newington Church Street which are all well known for their village atmosphere. Upper Street can also be found locally and provides a selection of boutique shops and bars as well as theatres and a vibrant nightlife. The green spaces of Highbury Fields and Clissold Park are within close proximity. Transport across London is made easy with Overground links at nearby Canonbury, providing easy access to the City and East London, whilst Highbury and Islington (Victoria line) is the closest underground link. Numerous good bus routes can also be found nearby along with easy access to St Pancras International and links to Stansted Airport.

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- TWO DOUBLE BEDROOMS
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- MODERN KITCHEN & BATHROOM
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- RECENTLY RENOVATED

