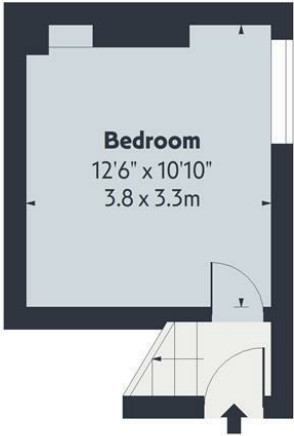


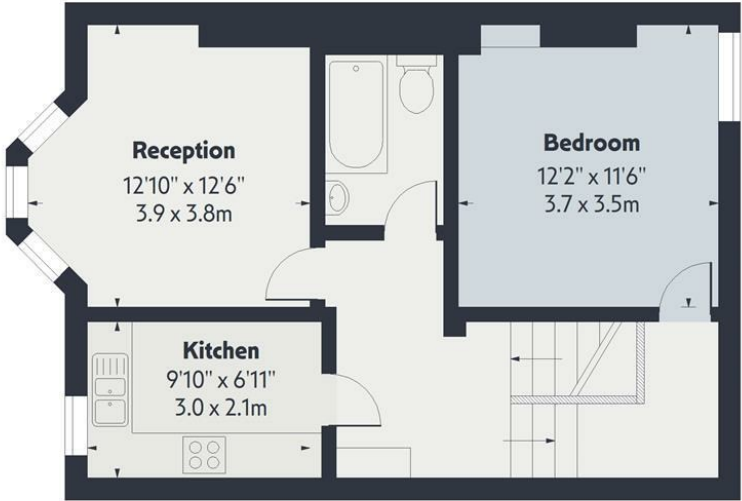
Manor Road, N16
Approx. Gross Internal Area 729 Sq Ft - 67.72 Sq M

OAKWOOD



First Floor

Floor Area 156 Sq Ft - 14.49 Sq M



Second Floor

Floor Area 573 Sq Ft - 53.23 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 = 10.76sq feet.
lpaplus.com Date: 1/5/2025

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.



Manor Road, N16



£575,000 Leasehold

A superb two double bedroom split-level flat arranged across the upper floors of a handsome Victorian house, situated on a desirable residential street.

Beautifully presented throughout, this bright and spacious property offers a wonderful blend of period charm and modern living. Internally, the flat is in good condition, featuring stripped wooden floorboards, large sash windows that allow for an abundance of natural light, and two well-proportioned double bedrooms. The split-level layout provides a sense of space and privacy, making it ideal for both professionals and small families alike.

Of particular note is the potential to extend into the loft space, subject to the necessary planning consents and approvals, offering the opportunity to add further value and create additional living accommodation if desired.

The property is offered for sale with no onward chain and benefits from a long lease, making it an attractive proposition for both owner-occupiers and investors.

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.

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- TWO DOUBLE BEDROOMS
- SPLIT LEVEL
- POTENTIAL TO EXTEND IN TO LOFT (SUBJECT TO CONCENT)
- LONG LEASE
- STRIPPED FLOORBOARDS
- NO ONWARD CHAIN
- CLOSE TO TRANSPORT & AMENITIES

