



Flat 7 Savana, Yoakley Road, London, N16 0BG

A very light and airy two bedroom flat just short of 800 square feet within this small purpose built block located on a sought after road just off Stoke Newington Church Street.

Guide Price £675,000
Share of Freehold

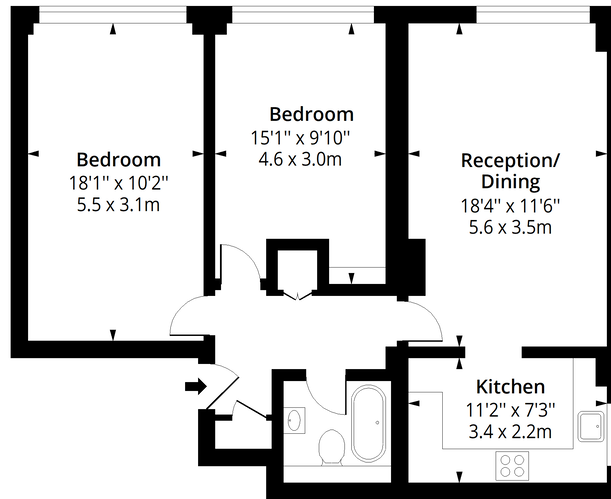
- **2 Bedrooms**
- **Council Tax Band: D**
- **EPC Rating: C**
- **Beautifully presented**
- **Excellent location**

super two bedroom flat arranged on the second floor of this very popular purpose-built block located immediately off Stoke Newington Church Street and opposite Grazebrook School. Light and bright with contemporary double glazing, the flat is beautifully presented. Large reception room, well fitted and equipped kitchen. Two double bedrooms and a bathroom. The flat benefits from off street parking to the rear and there are also communal gardens. There is gas central heating throughout, engineered wood flooring to the hallway and living room and limestone flooring in the kitchen. Yoakley Road is a quiet residential road, very convenient for all the vibrant shops, bars and restaurants on Stoke Newington Church Street. Clissold Park and Stoke Newington Wetlands are close by along with regular bus routes and overground rail services into Liverpool Street. The leasehold has 983 years unexpired and the service charge is £2100 per annum.



Yoakley Road, N16

Approx. Gross Internal Area 793 Sq Ft - 73.67 Sq M



Second Floor

Floor Area 793 Sq Ft - 73.67 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: 20/5/2025

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