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*professional* *fresh air*  
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**Princess May Road, London N16**

**£575,000** FOR SALE

*Maisonette*

 1  1  1



# Princess May Road, London N16

£575,000

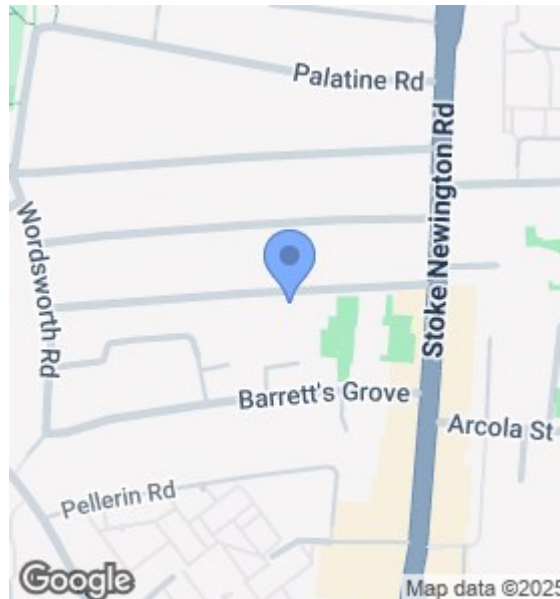
## Description

An outstanding one-bedroom Victorian purpose-built maisonette, enviably located on a quiet and desirable residential street between the vibrant areas of Stoke Newington and Dalston. This beautifully presented home occupies the ground floor of a handsome mid-terraced Victorian property and combines generous proportions with tasteful contemporary finishes, making it an ideal first-time purchase.

The accommodation comprises a spacious and inviting reception room with large original sash windows that flood the space with natural light, and a well-proportioned principal bedroom offering a peaceful sanctuary. The kitchen has been thoughtfully designed with stylish units and modern appliances. The sleek, contemporary bathroom features his and hers sinks and is finished to a high standard with elegant and stylish detailing throughout. The property has been well maintained by the current owners and would make an ideal first home.

## Key Features

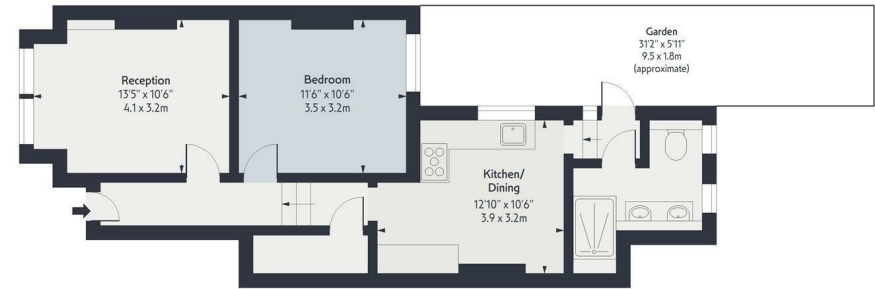
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	C
<b>Council Tax</b>	



## Floorplan

### Princess May Road, N16

Approx. Gross Internal Area 567 Sq Ft - 52.67 Sq M



**Ground Floor**


Floor Area 567 Sq Ft - 52.67 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.

Date: 6/30/2025

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.