



## 11 Milton House Mansions Shacklewell Lane, London, E8 2EH

Asking Price £675,000

- Front and rear manicured shared gardens
- Excellently decorated
- Ample storage
- Amenities in Stoke Newington and Dalston
- Two double bedrooms
- Many period features
- Green open space of neighbouring Hackney Downs
- Hackney Downs Overground Station

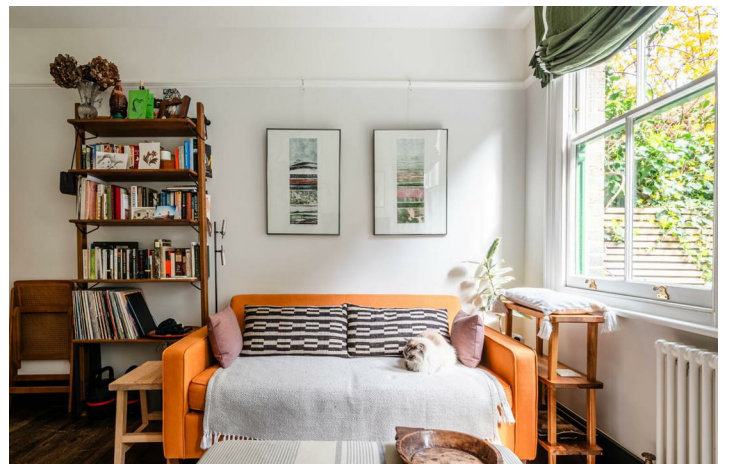
# 11 Milton House Mansions Shacklewell Lane, London

F8 2FH

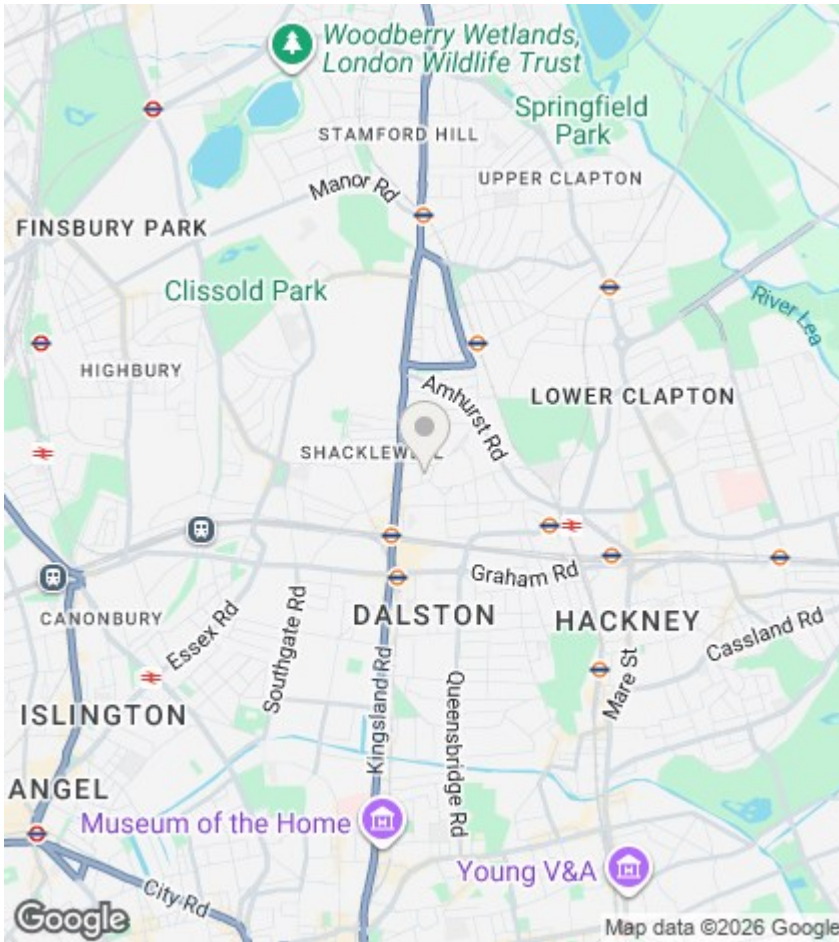
Utterly charmed by its beautifully decorated interior and its red-brick Edwardian facade, Blakestanley are excited to welcome this two bedroom garden flat to the market. Built in 1907, the property benefits from ornate fireplaces, wooden floors, a 9'7" ceiling height, sash windows and a bay window. Comprising of two double bedrooms, a three piece bathroom suit, a storage/utility cupboard, a separate kitchen that peers into the reception room through a hatch in the wall. Contrasting it's urban location, it's front and rear shared gardens provide a green and tranquil outlook. More nature can be found in neighbouring Hackney Downs park featuring a children's play area, tennis courts and a wild meadow with well-regarded bakeries and pubs that directly surround. More amenities can be found locally in Stoke Newington and Dalston. Hackney Downs Overground Station and many bus routes put the rest of London within easy reach.



Council Tax Band: C







## Directions

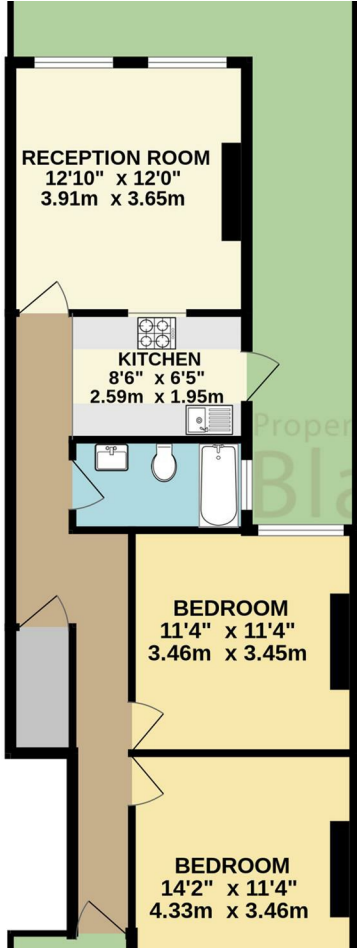
## Viewings

Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 667sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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