

Julian Reid



43A Prince George Road, London, N16 8DL

A spacious, split level flat with accommodation of 822 square feet and private garden located on this popular residential road excellent for shops and transport

Guide Price £750,000
Share of Freehold

- 3 Bedrooms
- Council Tax Band: C
- EPC Rating: C
- Split Level
- Excellent location

Arranged over the ground and lower ground floors of this converted, late Victorian house this maisonette offers freshly decorated accommodation of 822 square feet. Reception room, kitchen bathroom and bedroom on the raised ground floor with two further spacious bedrooms below. There is access from the kitchen onto a private rear garden. Prince George Road is a quiet residential road running west off Stoke Newington High Street towards Butterfield Green. All transport facilities and shops, bars and restaurants on the High Street together with further amenities on both Newington Green and Dalston are all within easy reach. Share of Freehold, no annual service charge other than 50% contribution of buildings Insurance premium (currently £509)



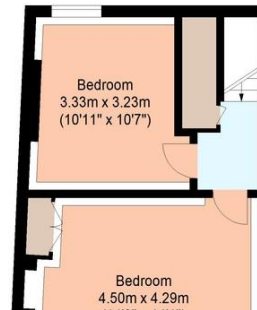
Julian Reid
 51 Stoke Newington Church Street London N16 0AR
 jreid@julianreid.co.uk Fax: 020 7923 8651
 +44 (0) 20 7923 8650

Prince George Road



Lower Ground Floor

Approx. 35.9 sq. meters (386.4 sq. feet)



Ground Floor

Approx. 40.5 sq. meters (435.9 sq. feet)



Important notice: Julian Reid, their clients and any joint agents give notice that: 1: They are not authorized to make or give representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of the client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Julian Reid have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



J352 Ravensworth 01670 713330