



Reception
13'10" x 15'6"

Kitchen/Diner
14'6" x 15'10"

Bedroom
10'3" x 11'4"

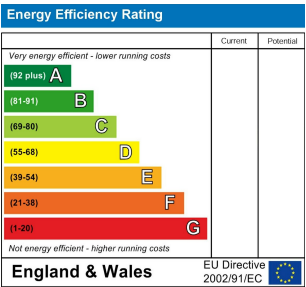
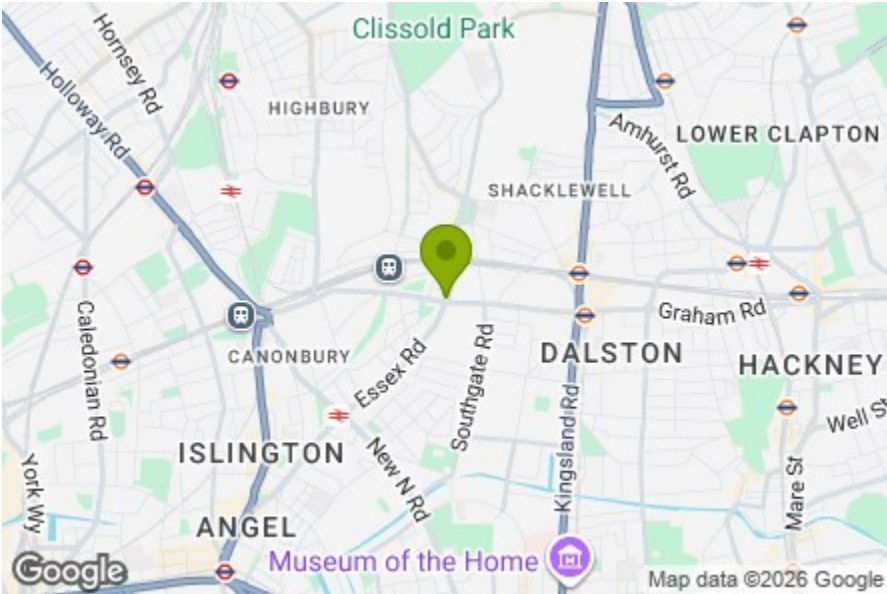
Bedroom
10'8" x 15'1"

Bathroom
7'8" x 5'8"

WC

Garden
15'1" x 15'9"

Total Area: 84.8 m² ... 912 ft²
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.



NEWINGTON GREEN ROAD, LONDON
Offers In Excess Of £800,000 Leasehold
2 Bed Maisonette



Features:

- Two Double Bedroom Maisonette
- Arranged Over Two Floors
- Front and Rear Garden
- Private Entrance
- Easy Access to Newington Green and Highbury Fields
- A Short walk to Highbury & Islington Station
- Being Sold Chain Free
- Approx. 912 Square Foot
- Plenty of Pubs, Restaurants and Other Amenities Nearby
- Moments from Canonbury Station

Set close to Newington Green, this beautifully presented two bedroom maisonette has its own private entrance, front and rear gardens, and a generous layout arranged over two floors. Highbury Fields and a wide choice of independent cafés and restaurants are nearby, while Highbury & Islington Station is within a short walk.

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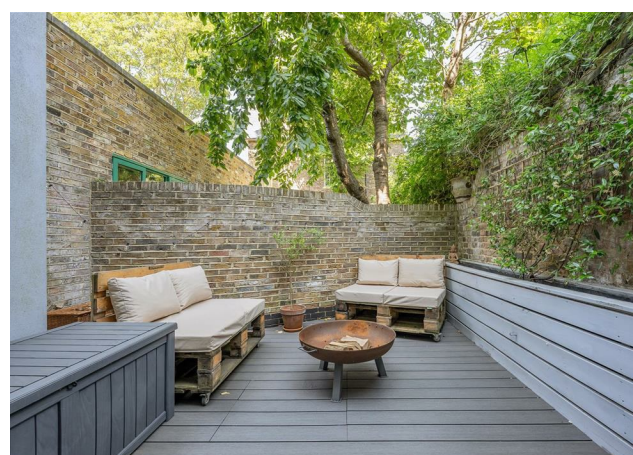
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IF YOU LIVED HERE...

The private entrance opens into a hallway, with stairs leading down to the bedrooms and a ground floor WC tucked beside the stairwell. The reception room sits at the front of this level, with a large window, built-in shelving and plenty of room for both seating and storage. From here, the layout continues into the spacious kitchen and dining room at the rear.

The kitchen has contemporary cabinetry, integrated appliances and a central island, with ample space beyond for a full-sized dining table. Wide folding doors open onto the rear garden, creating an easy connection between the indoor and outdoor areas during warmer months. There is also a useful built-in cupboard within the garden.

The lower ground floor is home to two double bedrooms, positioned on either side of the central hallway. The larger bedroom includes a full wall of fitted wardrobes, while the second has room for further freestanding furniture. The bathroom sits at

the rear of this floor and includes a bath. Altogether, the maisonette measures approximately 884 square feet, with well-proportioned rooms and a clear separation between the living and sleeping areas.

WHAT ELSE?

- Highbury & Islington Station is a short walk away for Victoria line, Overground and National Rail services, with Canonbury Station also within easy reach.

- Newington Green has a strong local food scene, including Jolene, Perilla, Cadet and Lizzy's on the Green.

- Highbury Fields and Clissold Park offer plenty of green space nearby, while Stoke Newington Church Street is home to further independent shops, cafés and restaurants.



WORD FROM THE OWNER...

"The flat is really well located for the restaurants, shops and cafes on Newington Green as well as being walking distance from Dalston, Upper Street and Highbury. It is a great entertaining space with a lovely outside deck, we've really enjoyed our time here!"

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