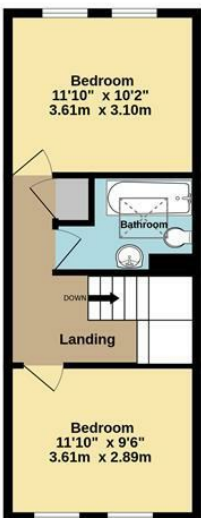
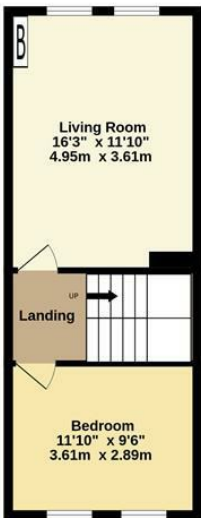
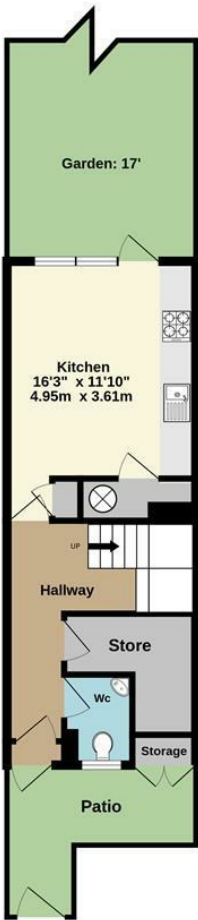


Ground Floor  
369 sq.ft. (34.3 sq.m.) approx.

1st Floor  
373 sq.ft. (34.5 sq.m.) approx.

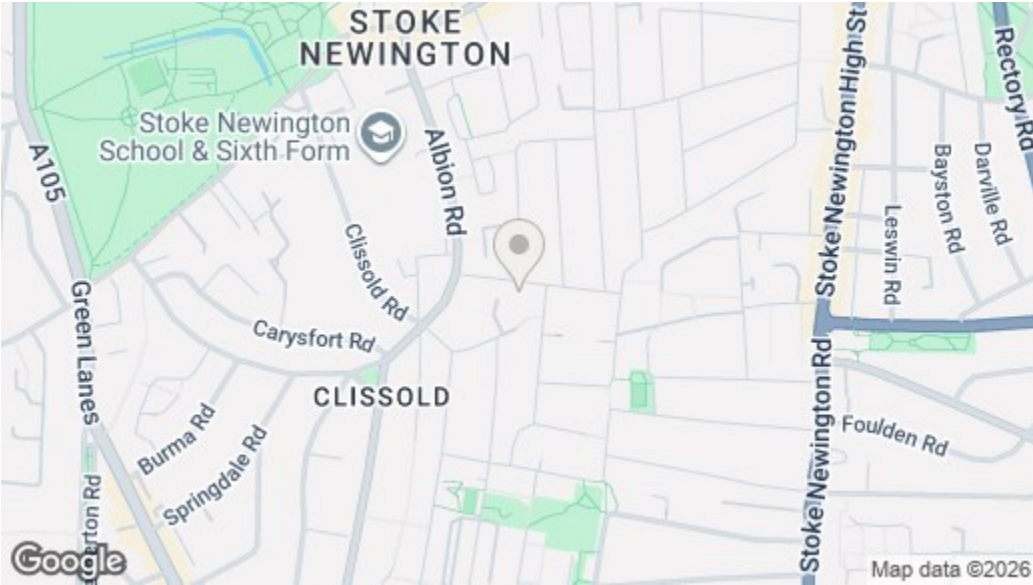
2nd Floor  
372 sq.ft. (34.5 sq.m.) approx.



Barbauld Road N16

TOTAL FLOOR AREA: 1112 sq.ft. (103.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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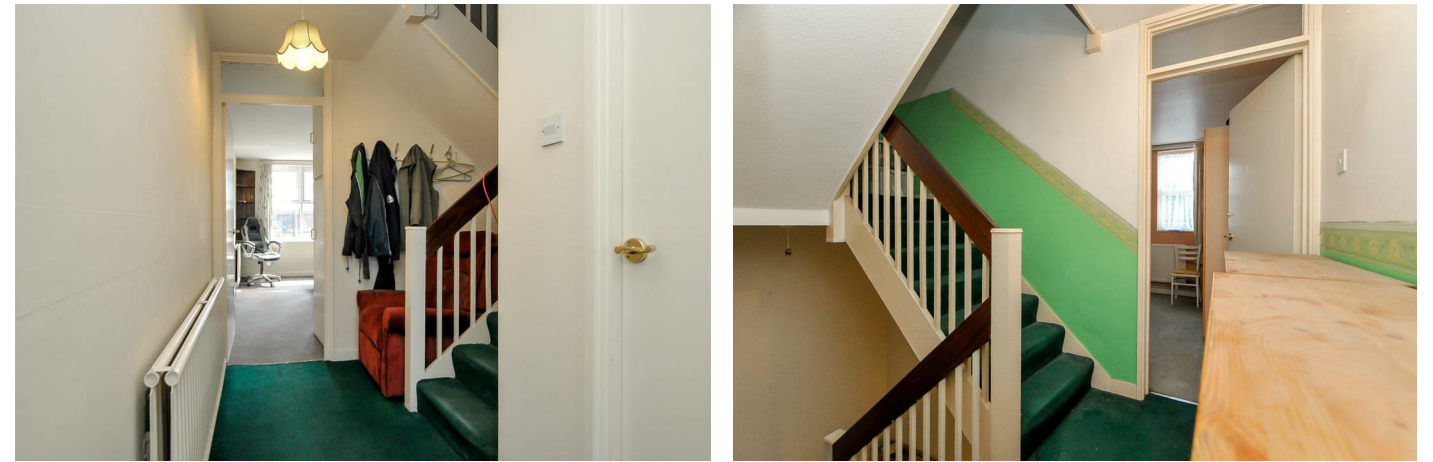
£850,000 Freehold

nextmove.com

Property Misdescriptions Act 1991  
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are given only as a guide and services & appliances have not been tested. Purchasers are advised to appoint their own Surveyors & Conveyancers to satisfy themselves on all matters concerning any purchase.

63-65 Stoke Newington Church Street, London N16 0AR • Tel: 020 7254 9709 Fax: 020 7275 8590 • e-mail: n16@nextmove.com  
320 Upper Street, London N1 2XQ • Tel: 020 7226 5050 Fax: 020 7226 5051 • e-mail: n1@nextmove.com  
70-72 Chatsworth Road, London E5 0LS • Tel: 020 8525 0222 Fax: 020 8525 1230 • e-mail: e5@nextmove.com





Three bedroom mid-terrace freehold house superbly located on a leafy residential street in the heart of Stoke Newington.

Requiring full refurbishment throughout, this ex-local authority property is offered for sale with no onward chain. Generous accommodation of approx. 1,100 sq ft includes, to the ground floor, kitchen-diner with doors opening onto a south-facing patio; guest cloakroom and substantial storage room. The first floor boasts a double bedroom and spacious living room with twin south-facing windows. On the top floor there are two further double bedrooms; a family bathroom and access to a generous loft. Stoke Newington Church Street's eclectic array of eateries, boutique shops, pubs and coffee bars are right on the doorstep. There are excellent transport connections to The City and West End with numerous good bus routes, and regular trains from Stoke Newington Station (Overground) heading down to Liverpool Street.

