



Howard Road Stoke Newington, London N16

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Superb newly refurbished three bedroom maisonette in a great location for all local amenities.

DESCRIPTION

This spacious ex-local authority property is arranged over the third and fourth floors of a well-kept building with lift-access. The accommodation boasts a generous living room, smart separate kitchen, modern bathroom and two double and one single bedroom. To the rear is a large communal garden.

Shops at leafy Newington Green are nearby, and within a short walk are popular Clissold Park and Stoke Newington Church Street's array of eateries, independent shops, pubs and coffee bars. There are excellent transport links to The City and West End with numerous good bus routes, and trains from stations at Highbury & Islington (Overground & Victoria Line), Canonbury (Overground), Dalston Kingsland (Overground) & Dalston Junction (Overground).

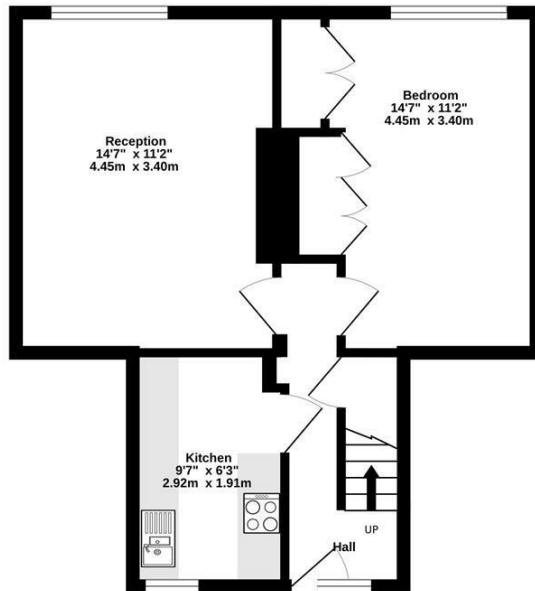
Leasehold

Asking Price £450,000

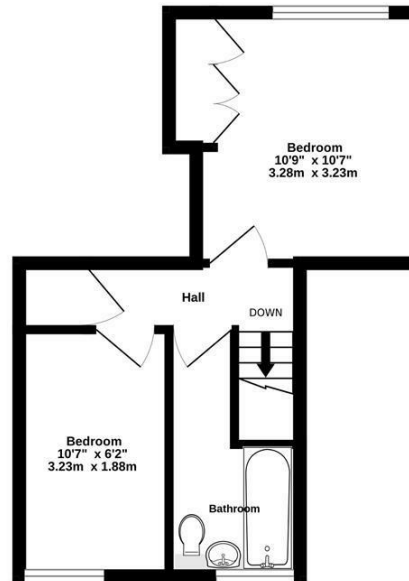




Third Floor
433 sq.ft. (40.2 sq.m.) approx.



Fourth Floor
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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	67	79
	EU Directive 2002/91/EC	