



Brighton Road Stoke Newington, London N16

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## Brighton Road Stoke Newington London N16

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Spacious and light three bedroom garden flat with roof terrace, in a great location close to The High Street and Stoke Newington Church Street.



### DESCRIPTION

Set within an attractive Victorian terraced house, this delightful residence boasts a ground floor entrance with the accommodation arranged over two upper levels. The property comprises a generous living room, modern bathroom, separate kitchen/diner and three bedrooms (two double, one single). A door from the kitchen opens to the roof terrace, with a spiral staircase leading down to the secluded 40' garden. Brighton Road is a popular tree-lined street located moments from an eclectic mix of independent shops, bars and eateries set out along the High Street and Church Street. There are excellent transport links to The City and West End with numerous good bus routes, and trains to Liverpool Street from nearby Rectory Road Station (Overground). Stations at Dalston Kingsland and Dalston Junction (Overground) are also within easy walking distance. Available Chain Free.



Share of Freehold

**Asking Price £825,000**



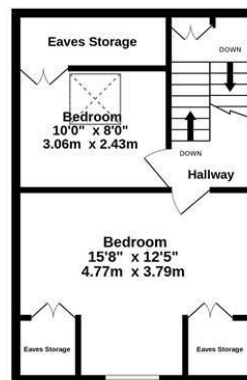
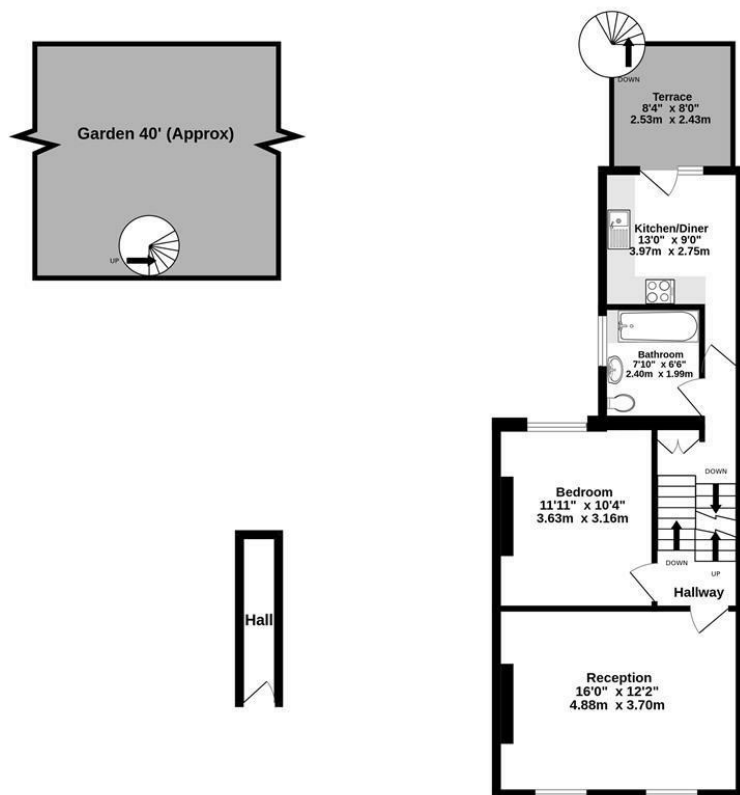




Ground Floor  
28 sq.ft. (2.6 sq.m.) approx.

First Floor  
522 sq.ft. (48.5 sq.m.) approx.

Second Floor  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.1 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 42      | 72        |
| EU Directive 2002/91/EC                     |         |           |

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