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PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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**Stoke Newington High Street, London N16**

**£425,000** FOR SALE

*Apartment - Purpose Built*

2 1 1



Stoke Newington High Street, £425,000

Description

A bright and airy two-bedroom first-floor flat is set within a sought-after, modern, and secure development, just moments from the lively Stoke Newington Church Street, known for its vibrant mix of independent shops, bars, restaurants, and cafés.

Beautifully maintained by its current owner, this charming property presents an excellent opportunity for first-time buyers.

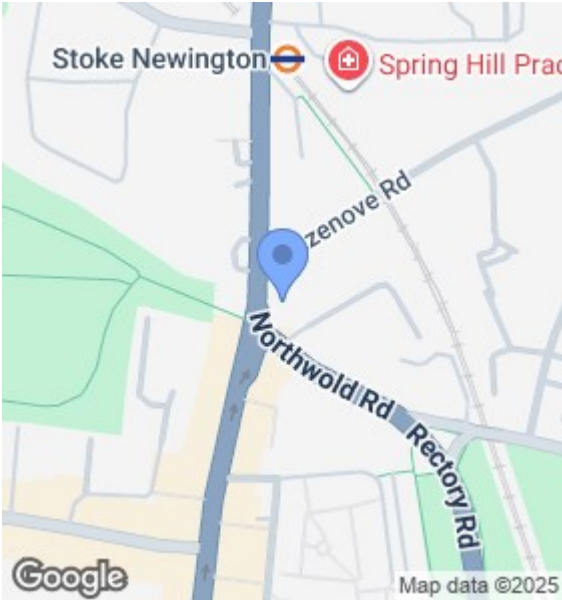
Abney Park Court boasts a prime location, right next to the thriving High Street, with Abney Park Cemetery just opposite and Stoke Newington Common a short stroll away—perfect for enjoying green spaces and the many outdoor events held throughout the summer.

Commuting into the City and Central London couldn't be easier, with Stoke Newington Station just minutes away and excellent bus connections along Rectory Road and Stoke Newington High Street.

Key Features

- CLOSE TO TRANSPORT LINKS
- IDEAL FIRST TIME BUY
- 792 SQ'FEET
- BRIGHT AND AIRY
- CLOSE TO CHURCH STREET
- PRIVATE PARKING SPACE

<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Hackney
<b>Council Tax</b>	C



Floorplan

Abney Park Court, N16

Approx. Gross Internal Area 792 Sq Ft - 73.58 Sq M



First Floor

Floor Area 792 Sq Ft - 73.58 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76sq feet.

EPC

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	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.