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Stoke Newington Church Street, London N16

£2,850 FOR SALE

Flat

3 1 1



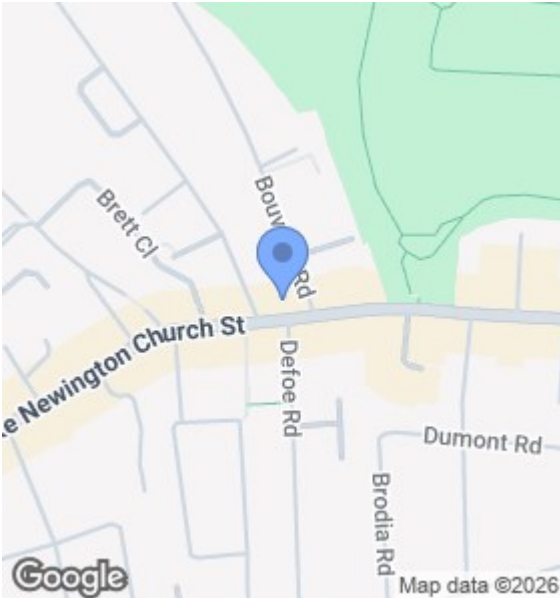
Stoke Newington Church Street, £2,850 Per

Description

A well-presented three-bedroom split-level flat arranged over the second and third floors of a period building. The property is in excellent condition throughout and includes a modern kitchen and bathroom, three bedrooms, a spacious open-plan living area and a balcony. Located on Church Street, the flat is close to a wide range of shops, bars and restaurants. Transport links are easily accessible, with the 73 bus route and Stoke Newington Overground station within walking distance.

Key Features

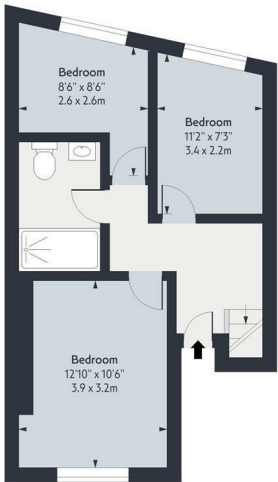
Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Hackney
Local Authority	D
Council Tax	



Floorplan

Church Street

Approx. Gross Internal Area 755 Sq Ft - 70.14 Sq M
Approx. Gross Balcony Area 65 Sq Ft - 4.18 Sq M



Second Floor

Floor Area 402 Sq Ft - 37.35 Sq M



Third Floor

Floor Area 353 Sq Ft - 32.79 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 = 10.76 sq feet.
lpaplus.com

Date: 11/12/2025

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.