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Stoke Newington Church Street, London N16

£2,850 FOR SALE

Flat

3 1 1

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

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Stoke Newington Church Street, £2,850 Per

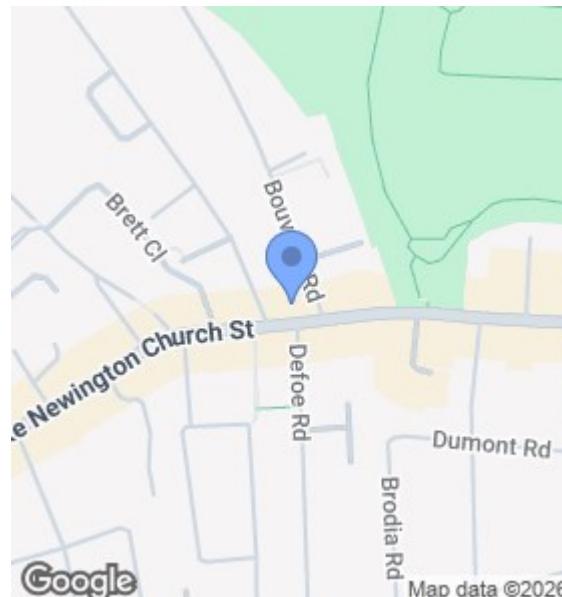
Description

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

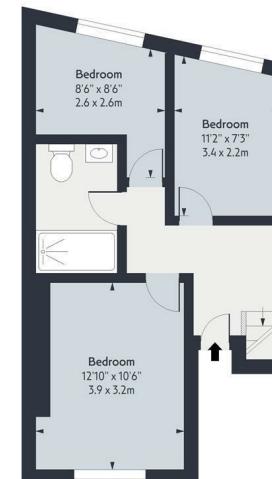
Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Hackney
Local Authority	D
Council Tax	



Floorplan

Church Street

Approx. Gross Internal Area 755 Sq Ft - 70.14 Sq M
Approx. Gross Balcony Area 45 Sq Ft - 4.18 Sq M



Second Floor

Floor Area 402 Sq Ft - 37.35 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.

Date: 11/12/2025

OAKWOOD



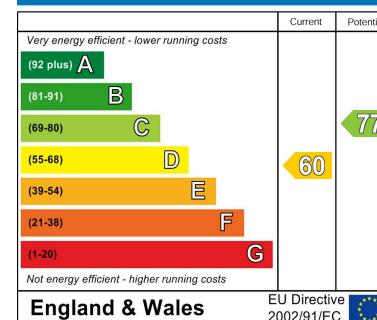
Third Floor

Floor Area 353 Sq Ft - 32.79 Sq M



EPC

Energy Efficiency Rating



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.