

Wild & Co.

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Barretts Grove, N16 8AP

This bright and wonderful 2 double bedroom, split level apartment is situated on the raised ground and lower ground floors of this period conversion. Offering a charming reception room, spacious kitchen/diner, delightful south facing garden and excellent transport links to include Dalston Junction and Dalston Kingsland Stations. Offered chain free. Early viewing highly recommended.

Offers In Excess Of £650,000 | Leasehold

Barretts Grove, N16 8AP



- 2 Double bedrooms
- Split level period conversion
- Moments from Dalston Junction and Dalston Kingsland stations
- South facing garden
- Spacious kitchen / diner
- Chain free
- Bright reception with bay window
- Off Stoke Newington Road

Full Description:

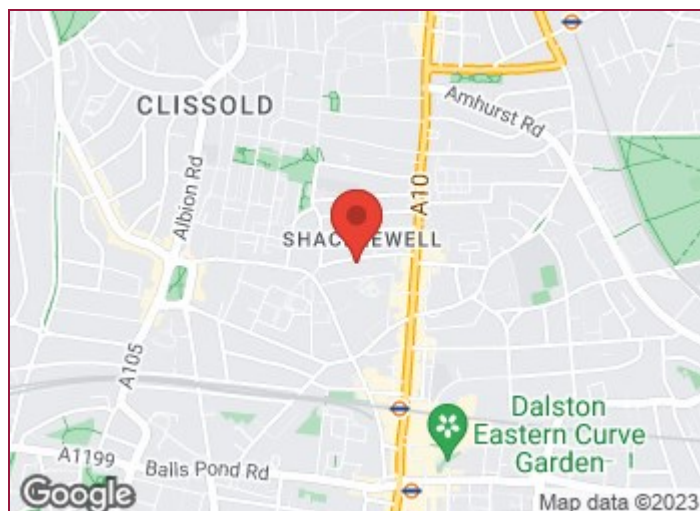
The property comprises high ceilings and beautiful original floor boards throughout. Both bedrooms are doubles; the master bedroom provides a built in wardrobe and a view overlooking the garden.

The spacious kitchen / diner offers ample storage, a separate WC and French doors opening up to a sunny and secluded garden.

The apartment spans over 700 sq ft; a perfect space for those looking for additional space to work from home.

Barretts Grove is a quiet residential street, moments away from the local shops, bars and restaurants on Stoke Newington High Street and within easy reach of Church Street, Dalston and Newington Green. The green spaces of Hackney Downs and Clissold Park are a short stroll away.

Offered chain free. Early viewing highly recommended.



Directions

Directly off of Stoke Newington Road (A10).





GROSS INTERNAL AREA (GIA)
The footprint of the property
68.53 sqm / 737.65 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
62.75 sqm / 675.44 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

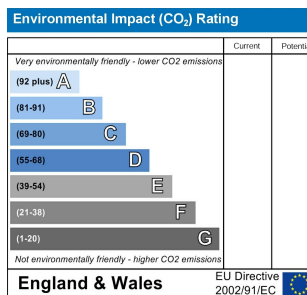
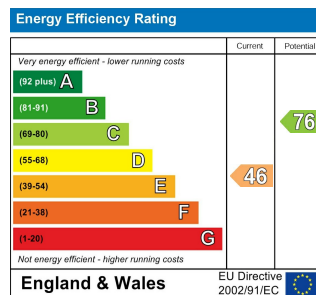
RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 65.58 sqm / 705.90 sqft
IPMS 3C RESIDENTIAL 62.75 sqm / 675.44 sqft

SPEC ID: 6023d5faa20f6d0dd5ea5e5cd



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