

# Wild & Co.

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## Flanders House, Defoe Road, N16 0EG

Stoke Newington is one of the most sought after areas. With a myriad of local independent retailers, cafe society eateries, bars and "Hot Spots" Within a stones throw of Stoke Newington and Dalston Kingsland Over Ground Train Stations giving easy quick access to Liverpool Street and beyond., as well as numerous London Transport bus routes. Flanders House is a very popular block located on Defoe Road which is off Stoke Newington Church Street, making this an ideal location for all the facilities and amenities the area has to offer including Clissold Park. The apartment is situated on the ground floor with direct access onto a big private patio garden. In addition there is a large reception area with recessed kitchen, two double bedrooms the main bedroom benefits from an en suite shower room. The second bedroom currently used as a home office. Early viewing is strongly advised to avoid disappointment.

**Guide Price £700,000 | Leasehold**

# Flanders House, Defoe Road, N16 0EG



- Popular block.
- 2 double bedrooms.
- Direct Access to big private patio garden.
- Don't delay view today to avoid disappointment.
- Close to local amenities and facilities.
- Large reception room with recess kitchen.
- Bedroom 2 currently used as home office.
- Vibrant cosmopolitan area.
- En suite shower room.
- Superb decorative condition.

## Full Details

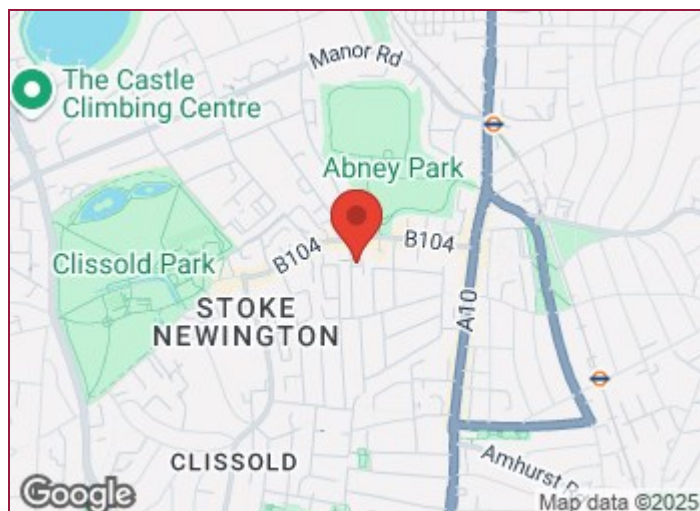
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## Directions

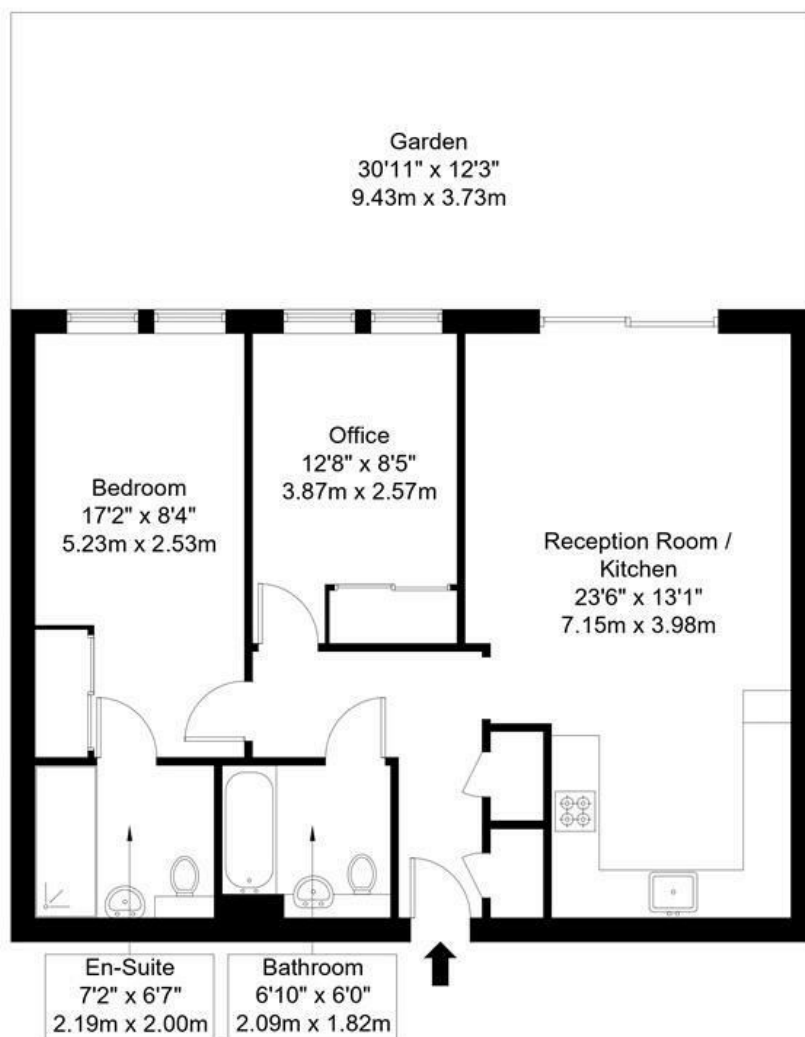
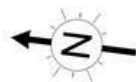
Directly off Stoke Newington Church Street.





# Defoe Road, N16 0EG

Approx Gross Internal Area = 69.71 sq m / 750 sq ft



Ground Floor

Ref :

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**B L E U  
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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>78</b>	<b>78</b>
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
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