



## Mandalay House, Clissold Crescent, N16 9AX

We are delighted to bring to the market an exceptionally well-priced split-level maisonette.

Located just off the very sought-after Clissold Crescent and within easy walking distance to Clissold Park and Stoke Newington Church Street, with its abundance of independent retailers, eateries, bars and bistros.

Situated on the ground and first floor of this well-maintained block, the maisonette has its own front door which leads directly to a well-tended private garden. Comprising of entrance hall, lounge, separate fitted kitchen, three bedrooms (on the first floor), bathroom and separate WC.

Being sold with the benefit of a newly extended lease.

**Offers In Excess Of £650,000 | Leasehold**

# Mandalay House, Clissold Crescent, N16 9AX



- Split level maisonette
- Arranged over ground and first floors
- Private garden
- Being sold with newly extended lease
- 3 bedrooms
- Walking distance of Clissold Park & Stoke Newington Church Street
- Prime location off Clissold Crescent

## Full Details

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## Directions

Mandalay House is directly off Clissold Crescent which itself is directly off Stoke Newington Church Street.

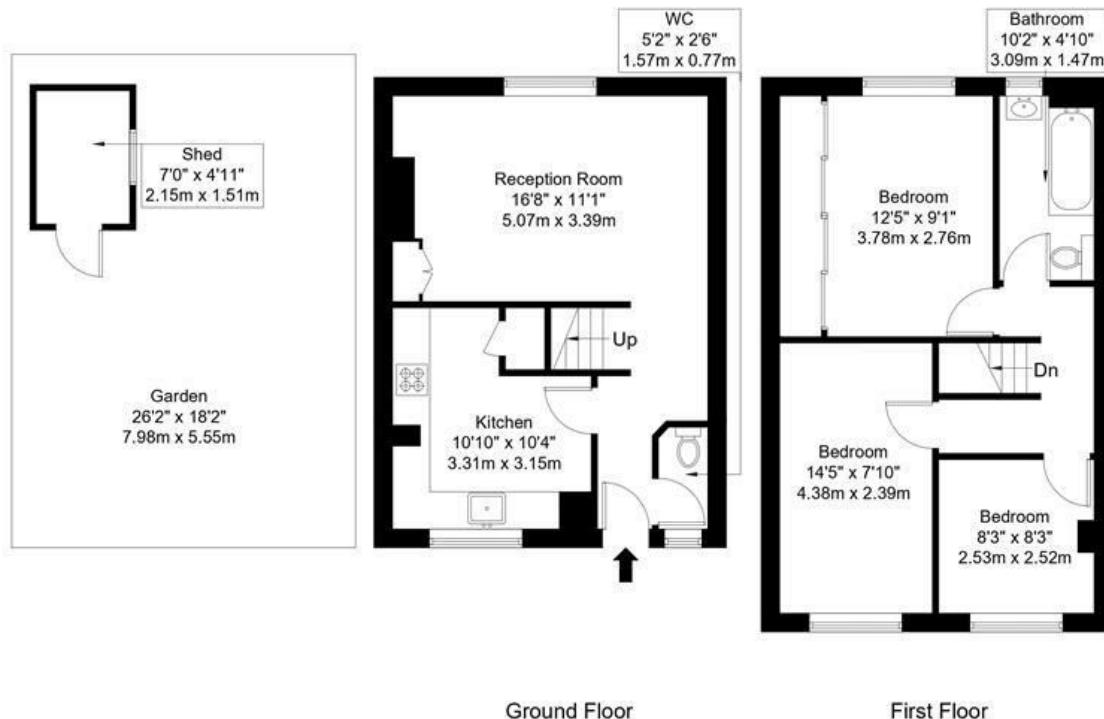


# Clissold Crescent, N16 9AX

Approx Gross Internal Area = 77.81 sq m / 838 sq ft

Shed = 3.25 sq m / 35 sq ft

Total = 81.06 sq m / 873 sq ft



Ground Floor

First Floor

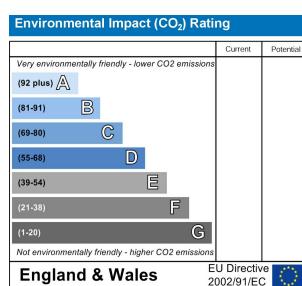
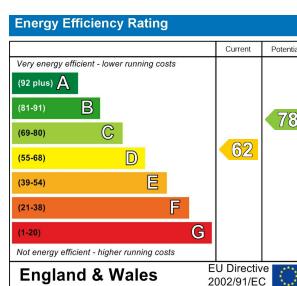
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**B L E U**  
**PLAN**

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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