



M&M
PROPERTY

Palatine Road, NI6

£525,000

Freehold



A rare opportunity to own one of a small collection of six cottage like houses in this secluded gated mews in NI6. Lyn Mews is hidden away behind the terraces of Palatine Avenue, making it a very quiet and secure gated community. Arranged over two floors, comprising a reception room with semi open plan kitchen, two bedrooms and three piece bathroom. Further benefits include a private patio at the rear and designated parking space for one car. This cosy mews house is situated just off of Palatine Road, NI6, offering security and privacy, in a tranquil haven away from the local buzz of Dalston High Street. Located within easy reach of the transport and shopping facilities Newington Green, Church St and Stoke Newington High St.

Tenure: Freehold

OFFERED CHAIN FREE

**FOR FURTHER
INFORMATION**

**Please call
M & M PROPERTY
on 020 7704 0664**

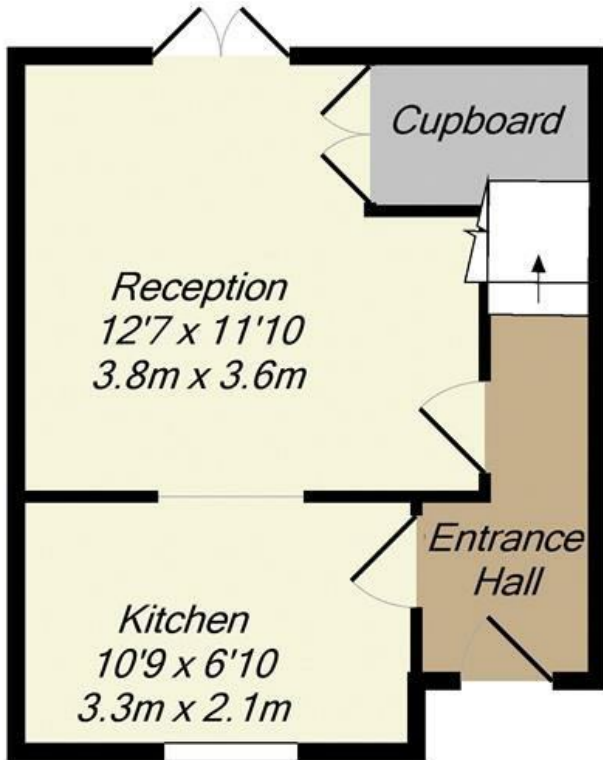
M&M Property | Sales, Lettings and Property Management

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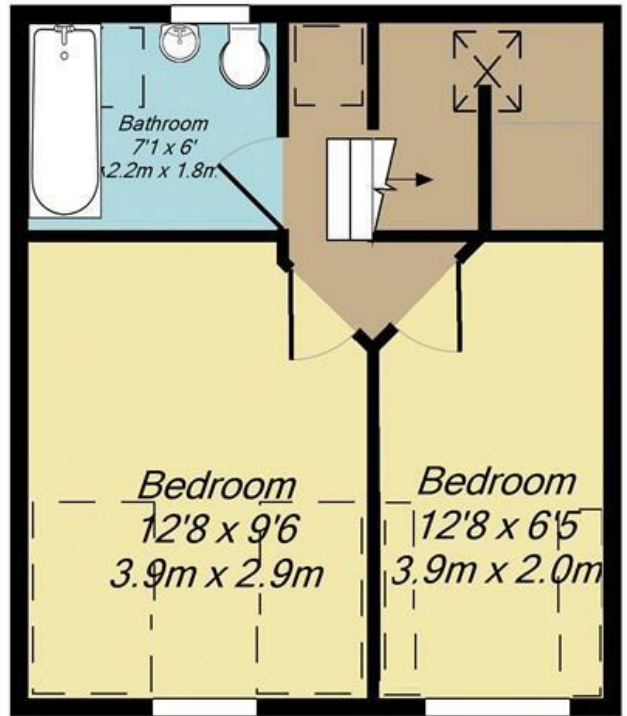


- Two Bedrooms
- Private Gated Development
- Rear Patio Garden
- Stoke Newington, N16
- Offered Chain Free

- Semi Detached Mews House
- Secure Gated Parking
- Semi Open Plan Kitchen
- Freehold



GROUND FLOOR
APPROX. FLOOR
AREA 283 SQ.FT.
(26.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 287 SQ.FT.
(26.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 570 SQ.FT. (53.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



SITE PLAN

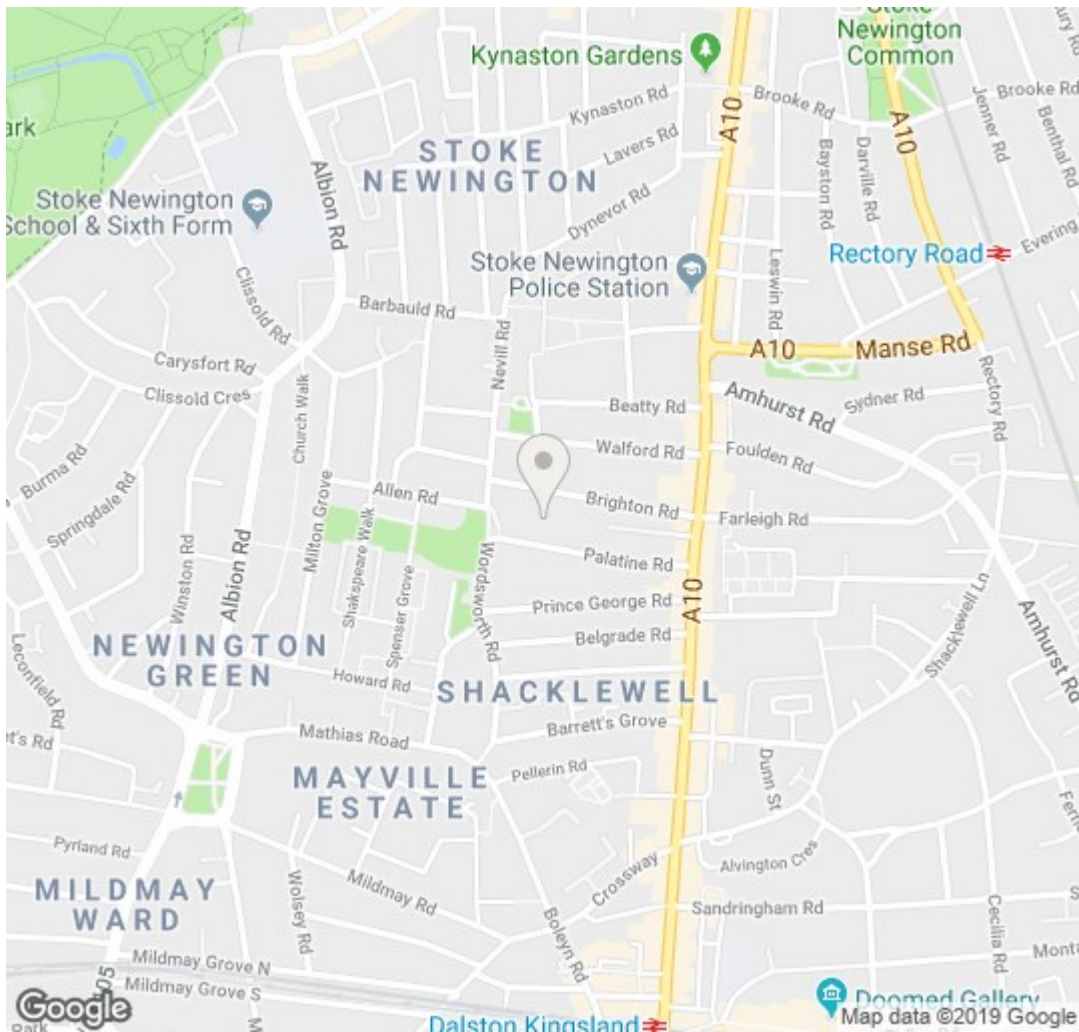
Palatine Road, N16

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific settings. Room Sizes are approximate and believed to be accurate within inches and they should not be relied upon for carpets and furnishings.