



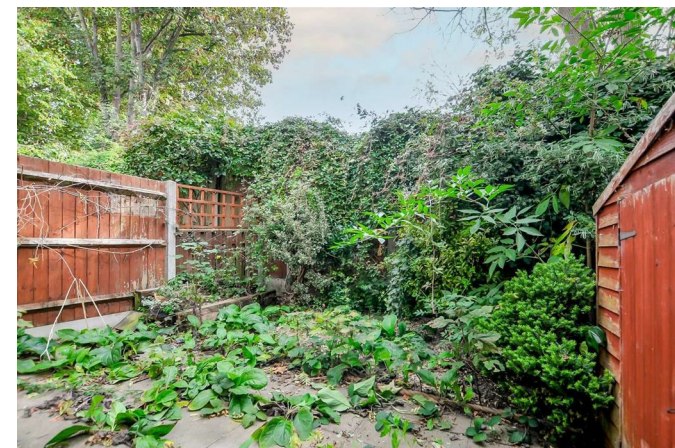
Crusoe Mews Stoke Newington, London N16

Crusoe Mews

Stoke Newington

London N16

Delightful two bedroom modern house with car parking space, set in a private no-through-road close to Church Street, Clissold Park and popular local schools.



DESCRIPTION

This superb residence, which could benefit from some updating and refurbishment, gives purchasers an ideal opportunity to create their dream home, offering the potential to extend upwards into the loft to create further habitable space (subject to the relevant permission).

Set over two floors, the accommodation provides light, well-proportioned rooms throughout, comprising a generous living room with dual-aspect windows; separate kitchen; family bathroom; two double bedrooms, and a secluded rear garden. The property further benefits from a designated car parking space for one car.

Crusoe Mews is located just off Grayling Road moments from Church Street and The High Street's impressive array of eateries, independent shops, pubs and coffee bars. Leafy Clissold Park is within just a short walk and there are excellent transport links to The City and West End with numerous good bus routes and trains from Stoke Newington Station (Overground) to Liverpool Street in under fifteen minutes.

Available with vacant possession and no onward chain.

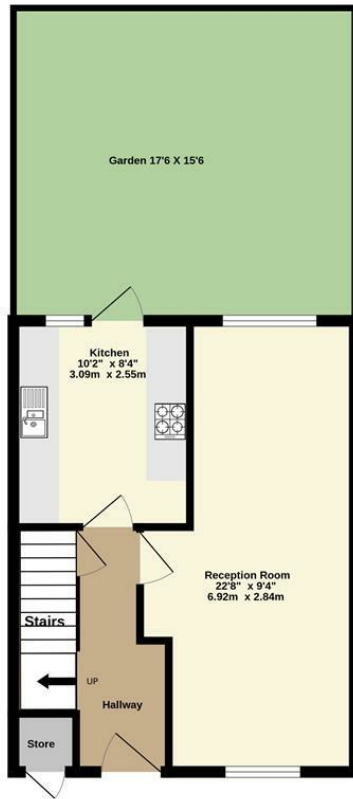
Freehold

Asking Price £750,000

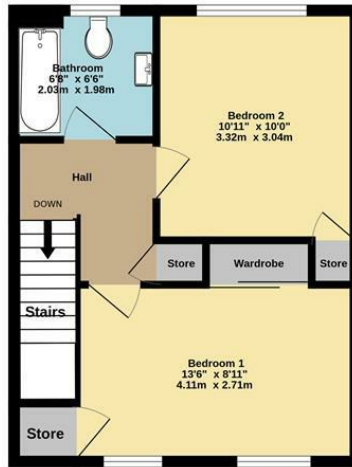




Ground Floor
389 sq.ft. (36.1 sq.m.) approx.



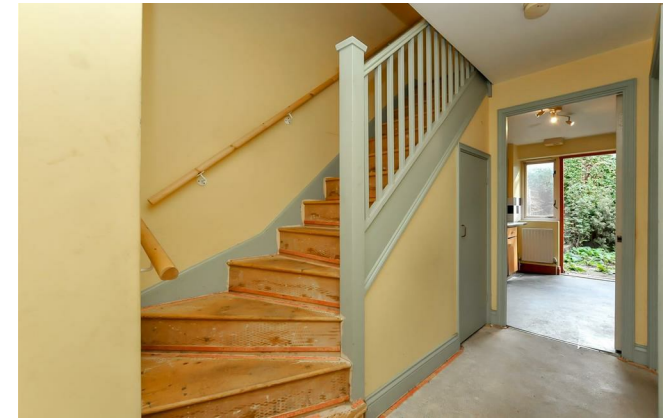
1st Floor
388 sq.ft. (36.0 sq.m.) approx.



Crusoe Mews N16

TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	85
		EU Directive 2002/91/EC	

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