



Brighton Road Stoke Newington, London N16

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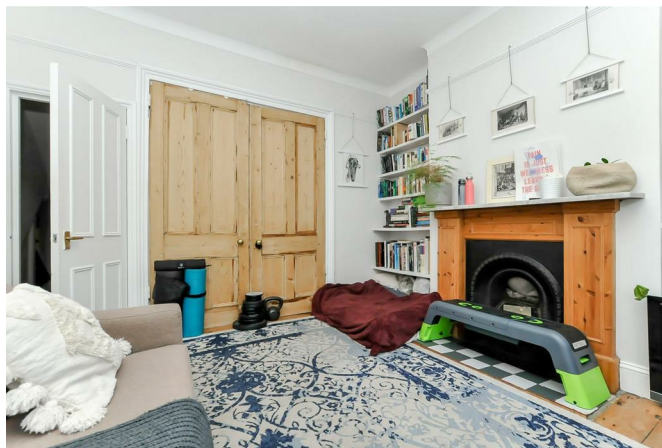
# Brighton Road

## Stoke Newington

### London N16

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Superb two bedroom garden flat well-located for all local amenities.



## DESCRIPTION

Arranged over the ground floor of an attractive Victorian terraced house, the property offers generous living and entertaining space and a flexible layout. The accommodation comprises reception room with bay window; separate kitchen-dining room; modern bathroom; and two double bedrooms both with French doors, one accessing a patio, the other the flat's own section of garden. There is also a cellar, handy for storage.

Brighton Road is an attractive tree-lined street conveniently placed moments from an eclectic array of eateries, shops, pubs and coffee bars set out along Stoke Newington Church Street, The High Street and down towards Dalston's Kingsland Road. There are excellent transport links to The City and West End with numerous good bus routes, and trains from nearby Rectory Road Station (Overground) taking under fifteen minutes to Liverpool Street.

Share of Freehold

**Asking Price £650,000**





Ground Floor  
862 N.E. (2) 1/2 N.E. (2) MAPS

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TOTAL FLOOR AREA : 723 sq.ft. (67.2 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) <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>England &amp; Wales</b>		EU Directive 2002/91/EC	

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