



EAGLE MANSIONS, SALCOMBE ROAD, LONDON, N16

£440,000 SHARE OF FREEHOLD

**A WELL PRESENTED ONE BEDROOM APARTMENT SET
WITHIN A PERIOD MANSION BLOCK ON A QUIET ROAD,
MOMENTS FROM THE HEART OF STOKE NEWINGTON AND
DALSTON, N16**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Situated on Salcombe Road, where Dalston meets Stoke Newington, this well presented one bedroom apartment is set on the second floor of Eagle Mansions.

The property forms part of a period mansion block and combines original character with practical modern updates, including reclaimed wooden flooring and recently installed sash windows, which are double glazed throughout, with acoustic glass used in the bedroom.

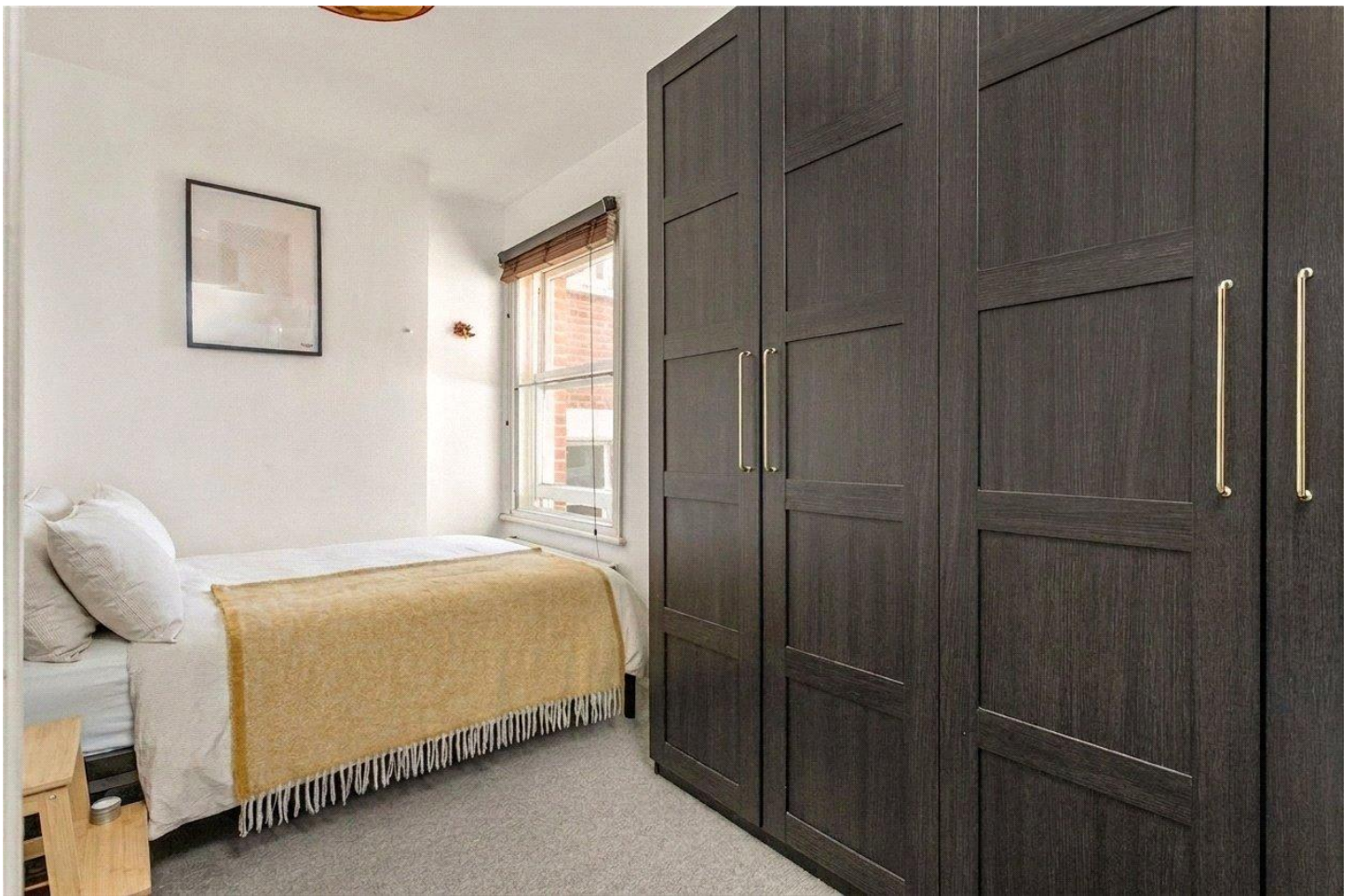
The layout is well balanced, with a bright reception room set alongside a the kitchen but retaining a clear distinction between living and cooking space. The reception room comfortably accommodates both seating and dining, while also incorporating a work from home nook, created by the current owner.

The bedroom is well proportioned and benefits from full height built in wardrobes, maximising storage. The bathroom is neatly arranged and well maintained, positioned just off the central hallway.

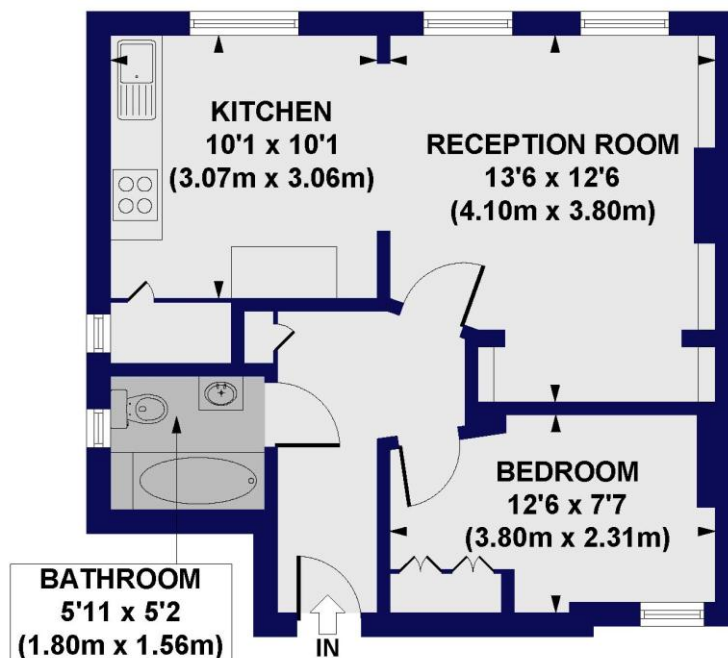
Salcombe Road is a quiet residential street, yet ideally placed for easy access to both Stoke Newington and Dalston. Church Street is close by, known for its independent shops, cafés and restaurants, while local venues such as Evolutionary Arts Hackney and popular spots including Mangal II are all within easy reach.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

Photos on this advert may have been dressed with AI. No permanent fixtures have been altered



Eagle Mansions, Salcombe Road, N16
Approx. Gross Internal Floor Area 485 sq. ft / 45.02 sq. m



SECOND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260084>

Tenure: Share of Freehold

Term: 994 year and 10 months (Subject to change)

Service Charge: £1694.66 per annum (approx.)

Ground Rent: £ 50 Annually (Subject to review)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.