



MILLINGTON HOUSE, STOKE NEWINGTON CHURCH STREET, N16
£475,000 LEASEHOLD

**A BEAUTIFULLY PRESENTED TWO BEDROOM FLAT
 ON STOKE NEWINGTON CHURCH STREET, N16.**

Stoke Newington | | stokenewington@winkworth.co.uk

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DESCRIPTION:

A beautifully presented two bedroom flat set on the third floor of this well kept purpose built block.

Internally the flat benefits from many character features including stripped floor boards, high ceilings and original doors. Millington House is a well maintained block with a lovely communal garden area.

The property is superbly located on Stoke Newington Church Street, directly opposite Clissold Park, and close to independent shops, bakeries, butcher, fishmonger and cafes. The property itself is positioned with a south facing outlook, providing an abundance of natural light and is on the rear side of the development, providing a peaceful and quiet environment. Well connected via Canonbury Station (Overground), Highbury & Islington Station (Overground & Victoria Line), Manor House (Piccadilly Line) and a variety of bus routes to the City (141) and Central London (73, 341, 476).

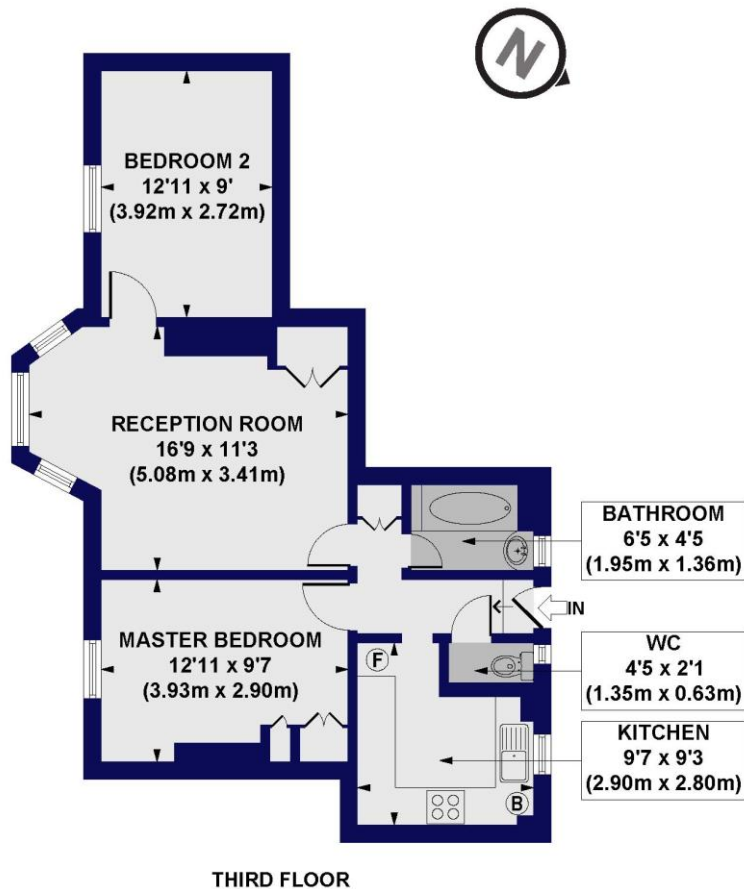
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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Millington House, Stoke Newington Church Street, N16
Approx. Gross Internal Floor Area 608 sq. ft / 56.53 sq. m



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.

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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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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