



MANOR ROAD, LONDON, N16
£625,000 FREEHOLD

**A STUNNING 2 BEDROOM TERRACED HOUSE, LOCATED
SET BACK FROM MANOR ROAD AND MINUTES FROM
STOKE NEWINGTON CHURCH STREET AND HIGH STREET.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

This stunning 2 bedroom freehold house is enviably located set back from Manor Road and minutes from Stoke Newington Church Street and High street.

Through the entrance is the large reception room offering plenty of dining and entertaining space with a separate fully fitted eat in kitchen complete with dishwasher adjoining it that leads to the full width private garden. The main bedroom is located on the top floor with built-in wardrobes, a 2nd well sized double bedroom and a contemporary bathroom suite.

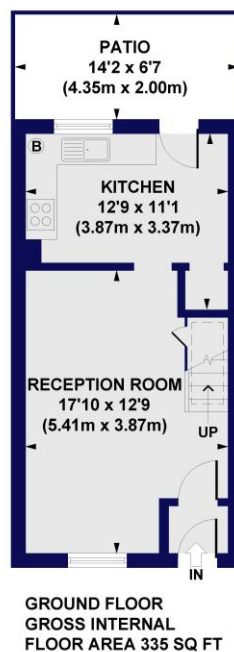
Additional benefits include; wooden floors and a private off street parking space.

Manor Road is adjacent to Abney Park and is also well located for access to the open spaces of Finsbury Park, Clissold Park and the Woodberry Wetlands nature and wildlife reserve. The property boasts close proximity to the local pubs, restaurants and boutique shops of vibrant Stoke Newington Church Street. The nearest transport links are at Stoke Newington Overground, Manor House Tube and Finsbury Park station with its underground (Piccadilly and Victoria lines) and National Railway providing easy access to the City and the West End.



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Approx. Gross Internal Floor Area 671 sq. ft / 62.31 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.

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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL250364>

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were