

STOKE NEWINGTON ROAD, LONDON, N16  
**£375,000 LEASEHOLD**

## AN OUTSTANDING ONE BEDROOM FLAT WITH PRIVATE OUTSIDE SPACE!

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

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### DESCRIPTION:

An outstanding 543sq/ft one bedroom flat enviably located in the heart of Dalston and in a prime spot to take advantage of the eclectic offerings of Kingsland Road while still being setback enough to be remarkably quiet and private. This fantastic apartment offers neutral decor, counter sunk spotlights and wooden floors throughout with a modern bathroom suite, a large open plan kitchen & reception leading onto the private and secluded outside space which can also be accessed by the double bedroom.

The flat is set just moments from the buzz of Stoke Newington High Road and Newington Green, offering a variety of shops, restaurants and boutiques. The ever trendy Stoke Newington Church Street is also a short distance away with its independent shops, Whole foods store and wide choice of cafe's and fantastic coffee shops. There are several strong bus routes taking you directly into the City, Angel and the West End, along with both Dalston Kingsland and Dalston Junction Overground stations offering London Overground.

\*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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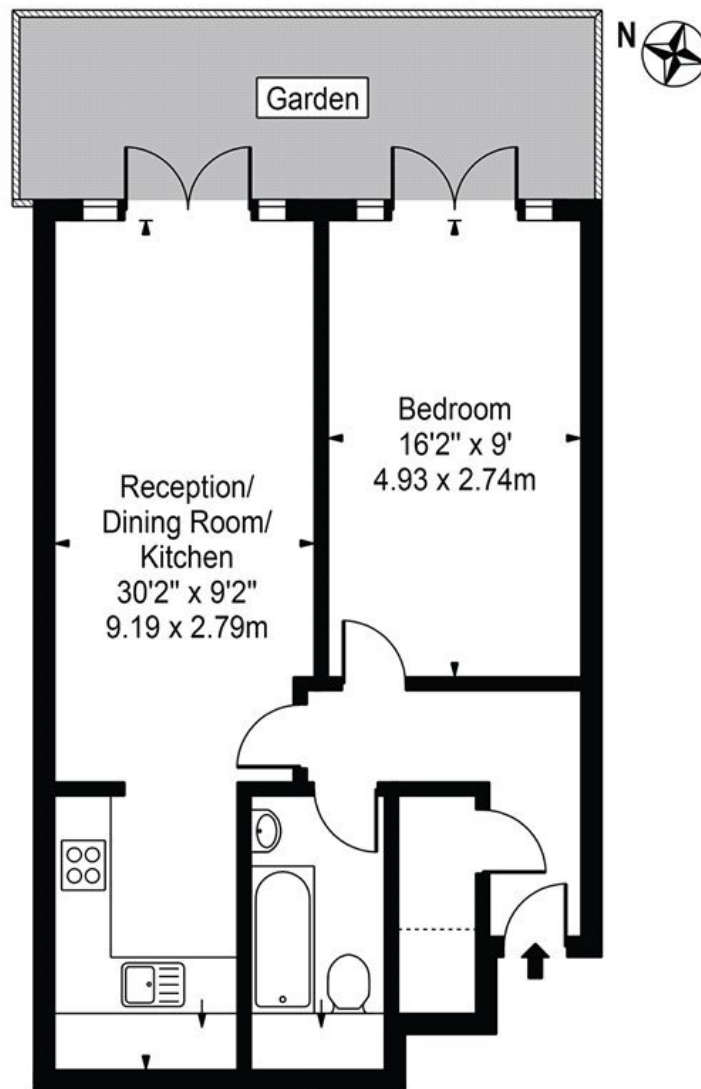




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# Stoke Newington Road

Approx. Gross Internal Area 543 Sq Ft - 50.45 Sq M



**Lower Ground Floor**  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	79	81
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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