



ST. JOHN'S ROAD, LONDON, N15
£460,000 LEASEHOLD

**A BEAUTIFUL SPLIT LEVEL EDWARDIAN MAISONETTE
 POSITIONED ON A QUIET RESIDENTIAL STREET, OFFERING
 TWO BEDROOMS, ITS OWN PRIVATE ENTRANCE AND
 DIRECT ACCESS TO A REAR GARDEN, N15.**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

A beautiful split level Edwardian maisonette positioned on a quiet residential street, offering two bedrooms, its own private entrance and direct access to a rear garden.

Set across the first floor, the property has been thoughtfully maintained by the current owners and balances original character with clean, modern updates throughout.

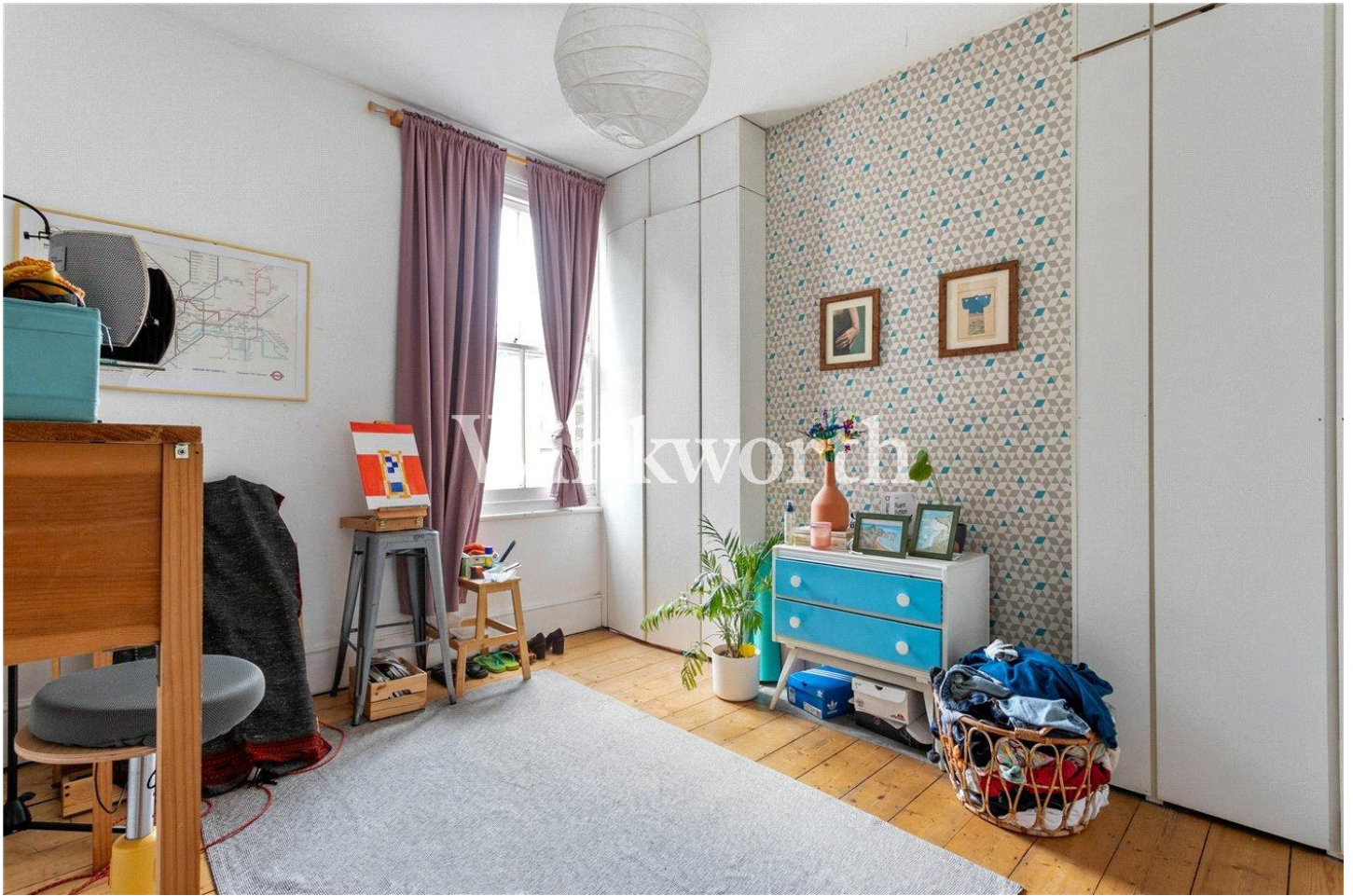
The reception room sits to the front of the flat and has a lovely sense of warmth, with high ceilings, large windows and retained period detailing adding to the overall feel. Behind this, the principal bedroom is a comfortable double with good proportions, while the second bedroom works well as a nursery, guest room or home office.

To the rear, the kitchen opens into a generous dining space overlooking the garden, creating a really sociable part of the home with plenty of room to both cook and host. Stairs lead directly out to the private rear garden, giving the flat a nice sense of flow and connection to the outside space.

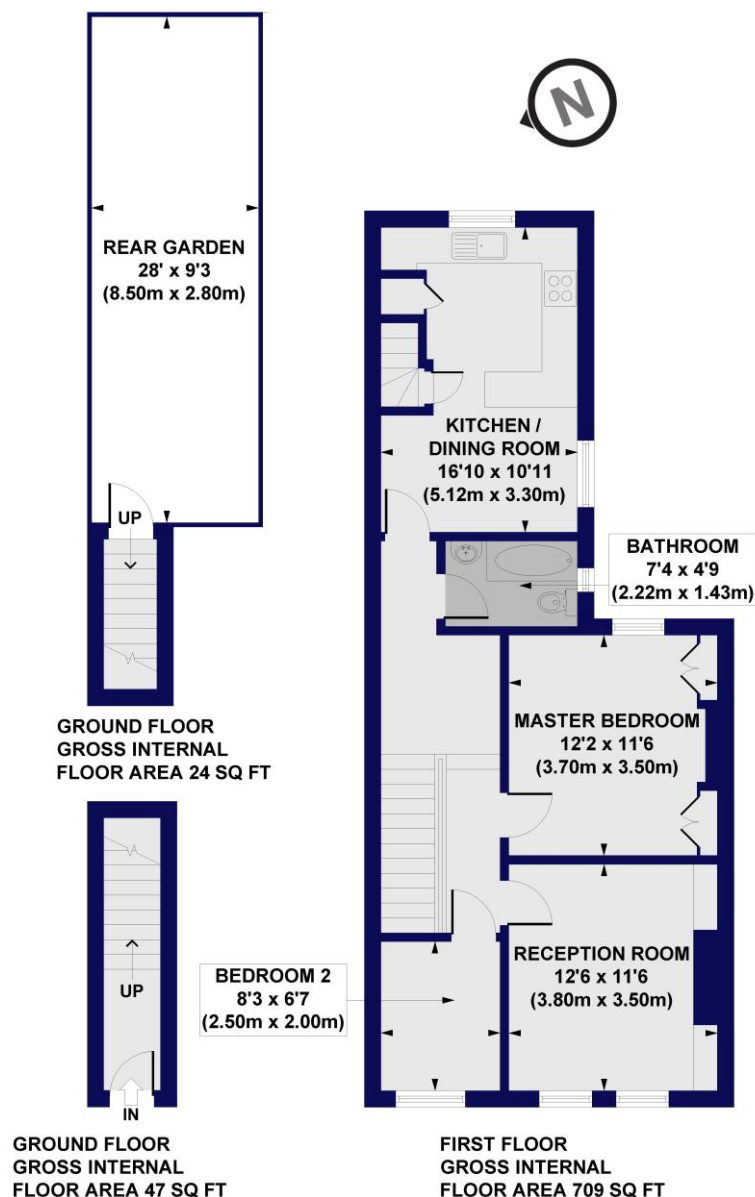
There is also further potential to extend into the loft space, subject to the usual consents, with many neighbouring properties having carried out similar works successfully.

St Johns Road is well placed for the mix of independent cafés, restaurants and local shops nearby, while transport links are excellent. Stamford Hill Overground offers quick access into Liverpool Street, with both Seven Sisters and Manor House stations also within easy reach for the Victoria and Piccadilly lines.

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



St. John's Road, N15
Approx. Gross Internal Floor Area 780 sq. ft / 72.42 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		
69-80	C		
55-68	D	66 D	72 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC260332>

Tenure: Leasehold

Term: 179 year and 8 months (Subject to change)

Service Charge: £120 per annum (approx.)

Ground Rent: £ 0 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.