



ABNEY PARK COURT, 230 STOKE NEWINGTON HIGH ST, LONDON, N16
OIEO £400,000 LEASEHOLD

SUPERB TWO BEDROOM APARTMENT WITH PARKING SPACE!

OFFERED CHAIN FREE | LOTS OF NATURAL LIGHT | TWO BEDROOMS | WOODEN FLOORS | LARGE RECEPTION
GREAT LOCATION | PARKING SPACE

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See things differently



DESCRIPTION:

OFFERED CHAIN FREE! A superb, two bedroom, first floor apartment situated in the heart of Stoke Newington. Standing at almost c621/sq ft, the property has been tastefully decorated and well maintained by the current owner. Upon entering the property, you are welcomed into a semi open plan, south facing living kitchen area making it the perfect entertaining space. The two bedrooms are filled with natural light by the floor to ceiling windows and have ample space for wardrobes and furnishings. A modern family bathroom completes the property and is also offered to the market with a long lease (over 100 years) and private parking space.

Abney Park Court is set just off from the buzz of Stoke Newington High Street and the ever trendy Stoke Newington Church Street with its independent shops, Whole Foods store and wide choice of cafe's and fantastic coffee shops. Popular Newington Green is a short distance away, offering a variety of shops, restaurants, and boutiques. There are several strong bus routes taking you directly into the City, Angel and the West End, along with Stoke Newington (direct into Liverpool Street), Dalston Kingsland and Dalston Junction Overground stations offering London Overground.

Note from the owner

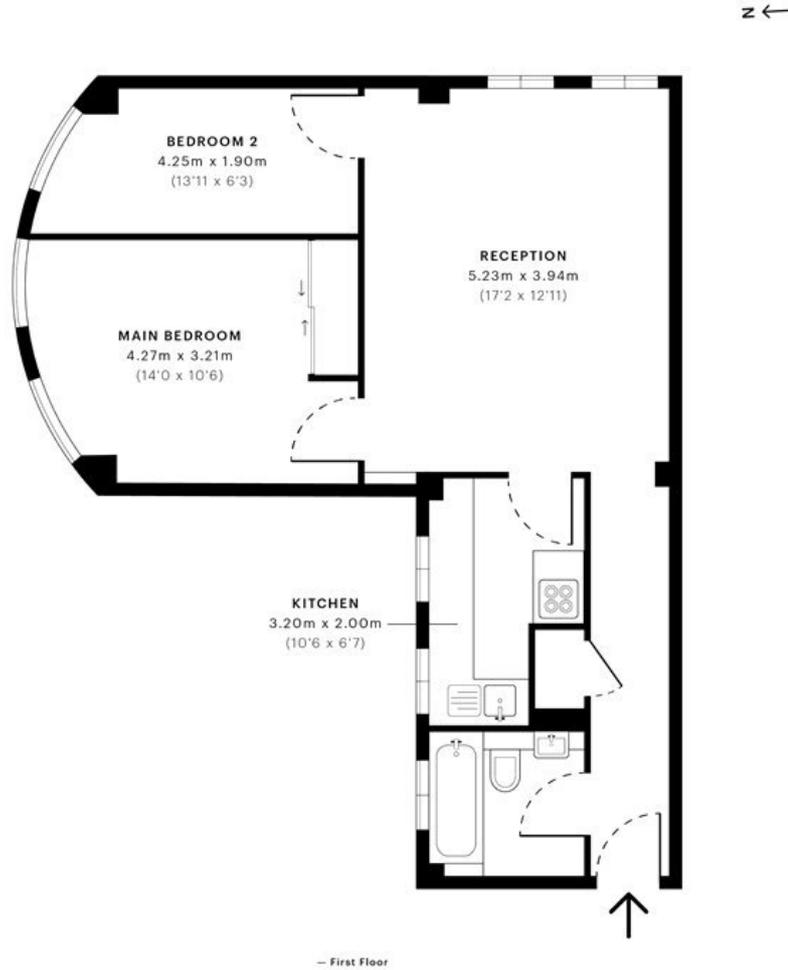
"We have been very happy living in Stoke Newington with the flat offering central living whilst still being part of a smaller community. Church street only a moment away offers an abundance of great restaurants, cafes and bars. Clissold Park offers lovely walks and picnics in the summer. With the station only 2 minutes away you will be in the city in 15minutes."

Book now to view!

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GROSS INTERNAL AREA (GIA)
The footprint of the property
57.59 sqm / 619.89 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
54.83 sqm / 590.19 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.00 sqm / 0.00 sqft

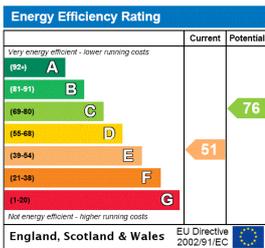


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 59.21 sqm / 637.33 sqft
IPMS 3C RESIDENTIAL 56.53 sqm / 608.48 sqft

spec id: 6040dc0d77245e0dd3fe2a77

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.



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