



SMALLEY CLOSE, LONDON, N16
£950,000 LEASEHOLD

A TWO-BEDROOM MAISONETTE WITH PRIVATE GARDEN SET IN A BEAUTIFUL GEORGIAN BUILDING, N16

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DESCRIPTION:

A Two-Bedroom Maisonette with Private Garden set in a beautiful Georgian Building.

This attractive and spacious two-bedroom maisonette enjoys its own private entrance and a superb position overlooking Stoke Newington Common. Forming part of a Grade II listed building, the property is arranged over two floors and benefits from a long lease of around 107 years.

The accommodation comprises two generous double bedrooms, a light-filled reception room, and a large kitchen/dining area. The property has been thoughtfully maintained, including newly plastered and painted interiors, sash windows, a refurbished bathroom with new tiling, and two separate WCs. Gas central heating is provided throughout.

A large basement offers valuable storage space and can be converted (s.t.n.c), while a substantial private garden provides an ideal setting for outdoor dining or relaxation. Estate parking is also available.

With a remarkably low service charge of circa £1,079 per year and ground rent of circa £9, this home represents excellent value. Situated close to local shops, everyday amenities, and well-connected transport links, it's an ideal purchase for buyers looking for space, character, and convenience in the heart of Stoke Newington.

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.

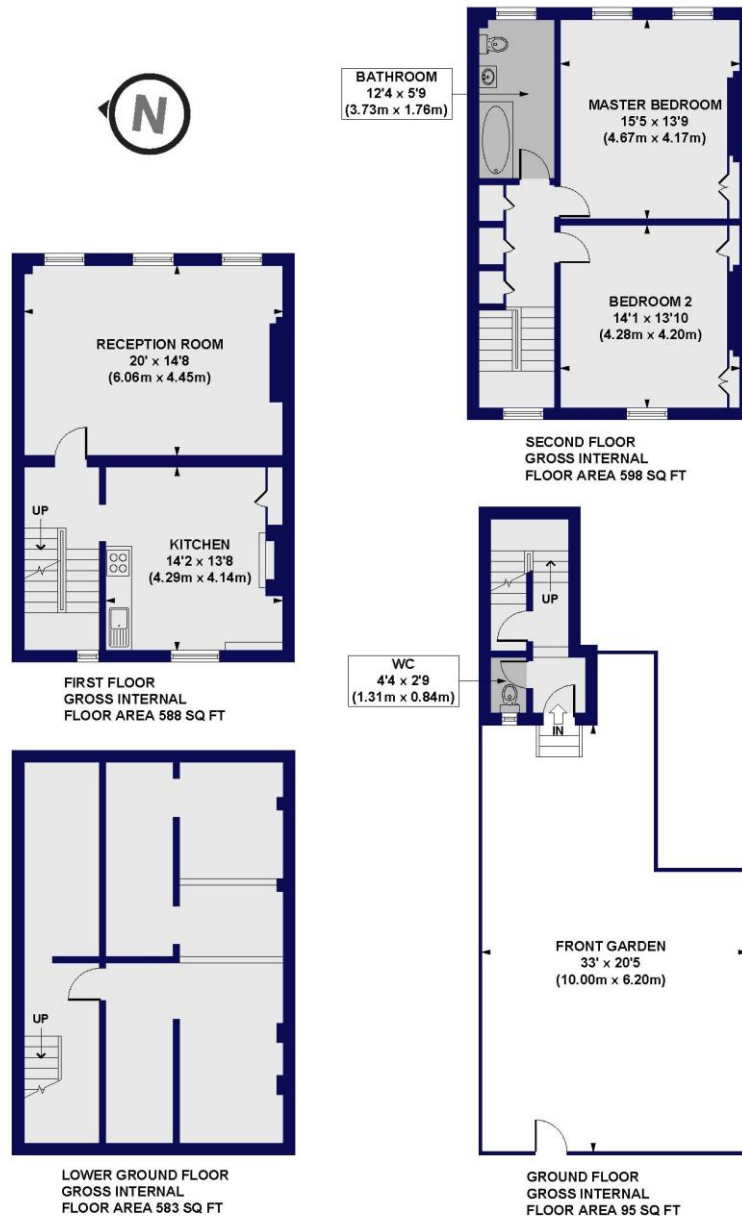
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Approx. Gross Internal Floor Area 1864 sq. ft / 173.18 sq. m



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



<https://www.winkworth.co.uk/sale/property/SO230032>

Tenure: Leasehold

Term: 106 year and 8 months

Service Charge: £1079 per annum

Ground Rent: £ 9 Annually (subject to increase)

Council Tax Band: D

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

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