



MANSE ROAD, LONDON, N16

£440,000 LEASEHOLD

**LOCATED ON MANSE ROAD IN THE HEART OF STOKE
NEWINGTON, THIS WELL-PROPORTIONED TWO-BEDROOM
APARTMENT OCCUPIES THE FIRST FLOOR OF A HANDSOME
PERIOD CONVERSION, N16**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Located on Manse Road in the heart of Stoke Newington, this well-proportioned two-bedroom apartment occupies the first floor of a handsome period conversion.

The property features a generous open-plan kitchen and reception area at the front, creating a sociable and light-filled living space. To the rear is a main bedroom, offering built-in storage and a second double. Large sash windows throughout allow plenty of natural light to flow in, and there is ample built-in storage throughout the home.

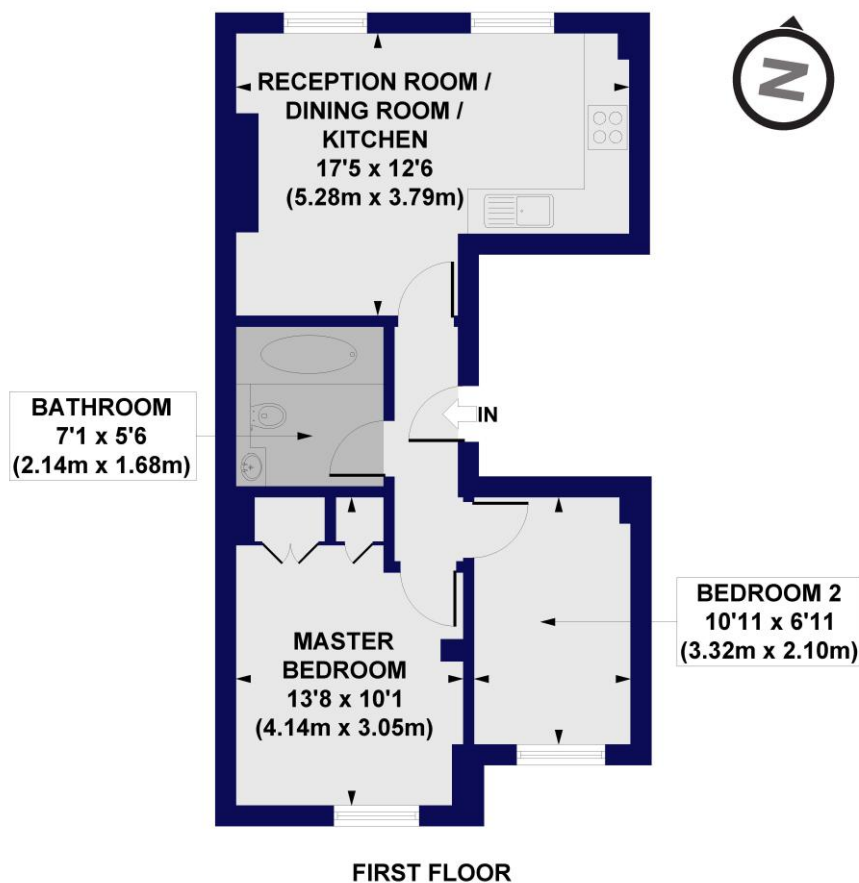
Manse Road is ideally positioned just a short walk from both Stoke Newington Church Street and the High Street, offering a fantastic selection of independent cafés, restaurants, pubs, and shops. Green spaces including Clissold Park, Springfield Park, and Stoke Newington Common are all within easy reach.

There are excellent transport connections to the City and West End, with numerous local bus routes and Overground services to Liverpool Street from Rectory Road and Clapton stations.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material are approximations based on information provided by the client at the time of instruction. Actual costs may vary, and all interested parties are advised to carry out their own enquiries.



Manse Road, N16
Approx. Gross Internal Floor Area 481 sq. ft / 44.73 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	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250518>

Tenure: Leasehold

Term: 104 year and 11 months

Service Charge: £1800 per annum

Ground Rent: £ 100 Annually (subject to increase)

Council Tax Band: B

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