



ROSEDALE HOUSE, MANOR ROAD, LONDON, N16
£475,000 LEASEHOLD

A BEAUTIFULLY PRESENTED TWO BEDROOM
FLAT, LOCATED AT A 10 MINUTE WALK FROM
STOKE NEWINGTON CHURCH STREET, N16.

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DESCRIPTION:

A beautifully presented two bedroom flat set on the fourth floor of this well kept purpose built block.

The property comprises a light and airy space with good sized reception room and private balcony, well fitted kitchen, two good sized bedrooms, bathroom and separate wc. A super flat offering generous accommodation in excess of 740 square feet. The property itself is positioned with a south facing outlook, providing an abundance of natural light.

The property is superbly located at a sub 10-minute walk to Stoke Newington Church Street and close to independent shops, bakeries, butcher, fishmonger and cafes. The property is also very well connected with Stoke Newington Station, Manor House and Stamford Hill Station all within walking distance.

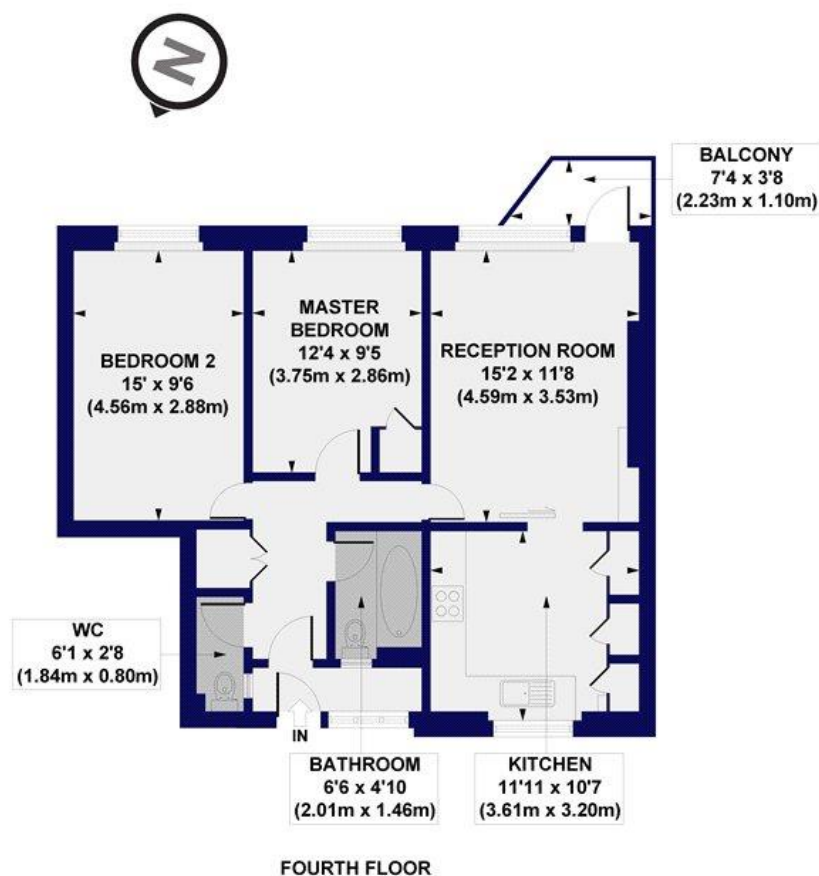
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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Rosedale House, Manor Road, N16
Approx. Gross Internal Floor Area 741 sq. ft / 68.82 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		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH250196>

Tenure: Leasehold

Term: 86 year and 2 months

Service Charge: £2377.87 per annum

Ground Rent: Peppercorn

Council Tax Band: A

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.

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