

**GASKIN HOUSE, STOKE NEWINGTON CHURCH STREET, LONDON, N16
£490,000 LEASEHOLD**

**A BEAUTIFUL TWO-BEDROOM APARTMENT
OVERLOOKING CLISSOLD PARK, N16.**



DESCRIPTION:

A bright and well-proportioned two-bedroom apartment extending to approximately 635 sq. ft., set on the third floor of a quiet and well-kept building on Church Street. The flat enjoys far-reaching views across Clissold Park and benefits from a west-facing private balcony.

The property is presented in excellent condition throughout and features attractive parquet flooring, a practical utility area and plenty of natural light. The accommodation comprises two generous double bedrooms, a modern bathroom and a semi open-plan fitted kitchen opening into a spacious reception room, with direct access to the balcony and uninterrupted park views.

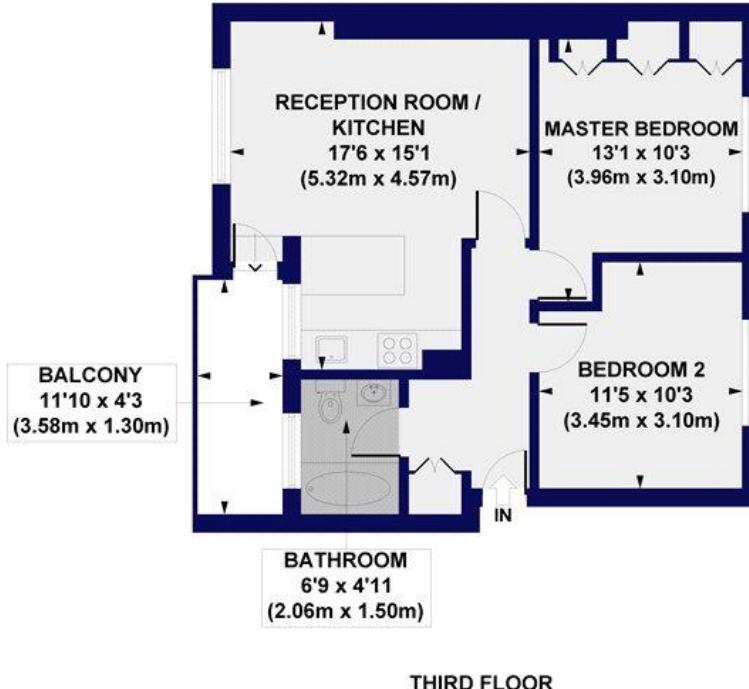
Additional benefits include ample built-in storage, secure fob entry and access to well-maintained communal gardens.

Ideally positioned directly opposite Clissold Park, Gaskin House is moments from the popular cafés, independent shops, bars and restaurants of Stoke Newington Church Street and Newington Green. Canonbury and Dalston Kingsland/Junction Overground stations are all within easy reach, offering excellent transport links into the City and central London.

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.



Gaskin House, Stoke Newington Church Street, N16
Approx. Gross Floor Area 635 sq. ft / 58.98 sq. m (Including Balcony)
Approx. Gross Internal Floor Area 571 sq. ft / 53.04 sq. m (Excluding Balcony)



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	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/CLS252712>

Tenure: Leasehold

Term: 175 year and 11 months

Service Charge: £2404 per annum

Ground Rent: £ 0 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