



STOKE NEWINGTON COMMON, LONDON, N16
£900,000 LEASEHOLD

**A STUNNING CIRCA 1300 SQ. FT THREE DOUBLE BEDROOM
 SPLIT LEVEL PERIOD CONVERSION WITH SOUTH FACING
 GARDEN ON STOKE NEWINGTON COMMON**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Upon entering the property you are greeted with a large front reception room, adjoining double bedroom with view out to the rear garden, a family bathroom and large, bespoke designed eat-in kitchen with a large amount of storage.

Leading out from the kitchen is a 15+ meter long south facing garden, home to a garden room which can be used for additional storage or as an office space.

The lower ground of the property comprises two large double bedrooms, one of which offers a separate office space with double doors into the light well and both boasting their own en-suite bathroom. The light wells in these two bedrooms help to keep the spaces bright and airy.

Further benefits of this property includes additional storage space on the ground floor, potential for extension (s.t.n.c), a circa 110 yearlong lease and a prime location.

Stoke Newington Common lies just off much-loved Church Street, which is home to The Spence Bakery, AUN and The Good Egg, as well as many other independent businesses. The property is also within easy reach of the independent shops, gyms, cafes, restaurants and pubs of Stoke Newington and Newington Green; The Clarence Tavern, Jolene, Perilla and Cadet are particular neighbourhood favourites. Popular Blok Gym is also moments away. The property is also a moment away from the famous N16 Londis, dubbed the coolest corner shop in London by The Face Magazine. There are several green spaces nearby; Abney Park & Cemetery and Clissold Park, with its tennis courts, café, beautiful lakes, and resident deer, are local favourites.

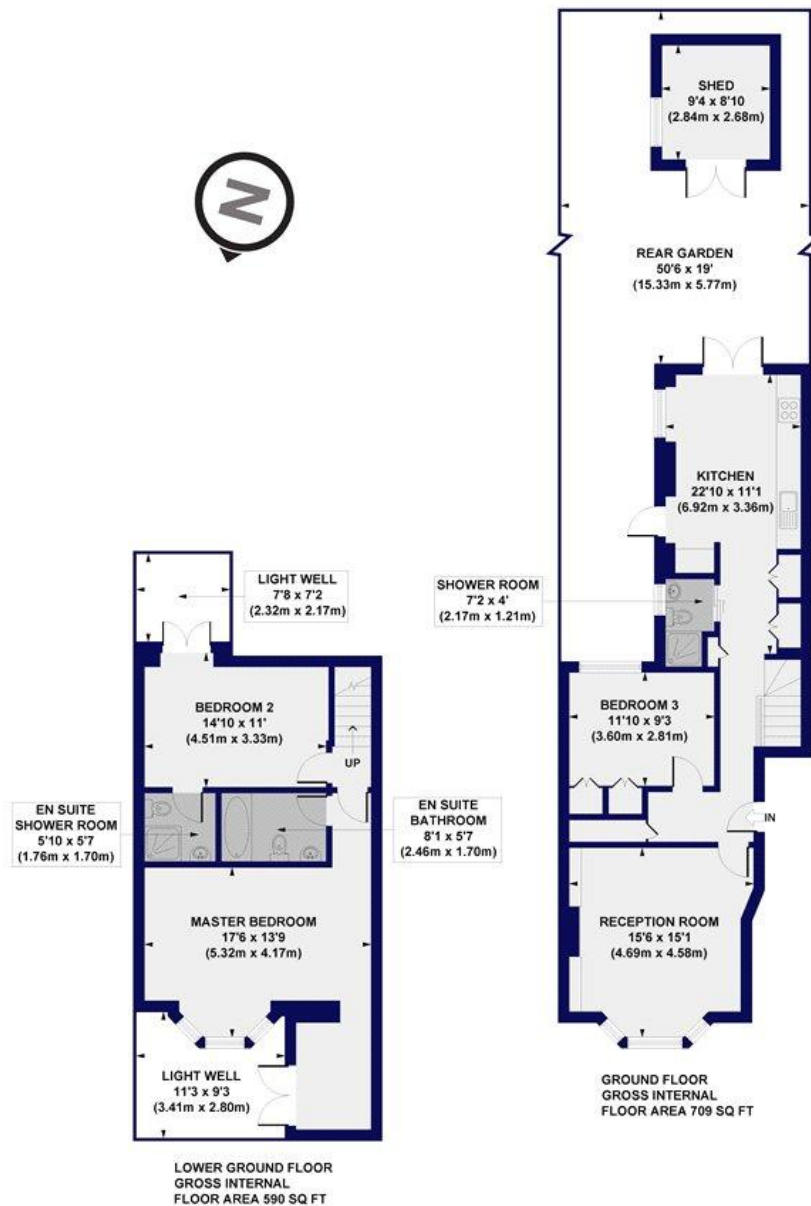
Stoke Newington Common is perfectly located for connections around the city. Stoke Newington and Rectory Road are less than 10 minutes away and run regular services to Liverpool Street in around 15 minutes. There are plenty of good bus connections to the centre of the city, including to London Bridge, Victoria, Waterloo and Kings Cross, Dalston Kingsland and Dalston Junction Overground are also within easy reach.

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.



Stoke Newington Common, N16

Approx. Gross Internal Floor Area 1299 sq. ft / 120.71 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.

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	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250458>

Tenure: Leasehold

Term: 109 year and 11 months

Service Charge: £3717 per annum

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band:

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