

Julian Reid



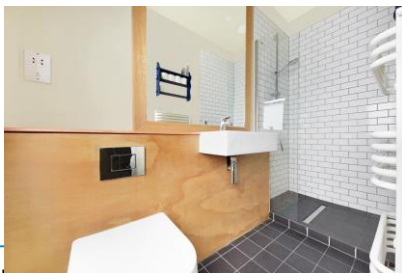
Flat 1, 49 Barbould Road, London, N16 0RT

A recently renovated one bedroom flat that was a former bakery that sits in the heart of Stoke Newington and is within walking distance to Dalston, Newington Green, and Stoke Newington Church Street.

## Guide Price £460,000 Leasehold

- Contemporary
- Council Tax Band: C
- EPC Rating: TBC
- Recently Renovated
- Triple Aspect

The flat is designed with triple aspect and large double doors, with a Juliette balcony, and enjoys maximum light and views from all rooms. It has its own entrance and a staircase from the ground to the first floor with over 45 sq. metres of space. The kitchen living area is at the heart of the flat with a double bedroom with an en suite shower room. There is lots of storage space and a separate laundry room. Decorated in calming colours the flat has a relaxed feel and mixes contemporary and retro comfortably. All fixtures and fittings are new or reclaimed and lovingly restored such as the original 'Smallbone of Devizes' kitchen. The kitchen appliances are Smeg, Samsung and Neff.



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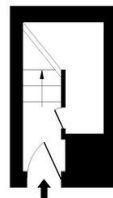
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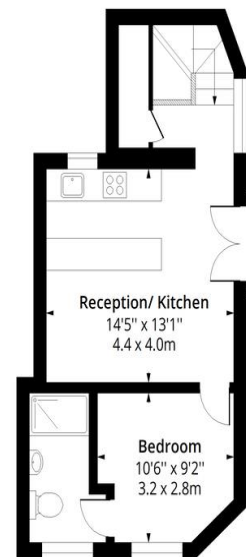
## Barbauld Road, N16

Approx. Gross Internal Area 473 Sq Ft - 43.94 Sq M



### Ground Floor

Floor Area 57 Sq Ft - 5.30 Sq M



### First Floor

Floor Area 416 Sq Ft - 38.65 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 8/3/2024

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