



Julian Reid

## 2 Palatine Avenue, London, N16 8XH

Super three bedroom mews house within this sought after gated development located midway between Stoke Newington and Dalston, beautifully presented with south facing garden.

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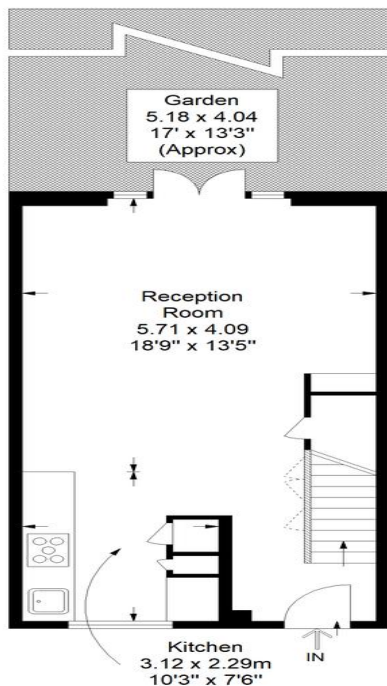
**Guide Price £950,000**  
**Share of Freehold**

- **3 Bedrooms**
- **Council Tax Band: D**
- **EPC Rating: C**
- **Secure parking**
- **South facing Garden**

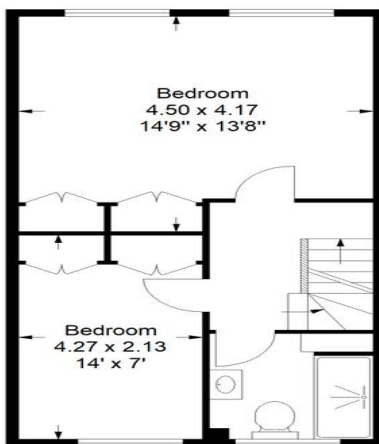
A beautifully presented and well extended mid terraced mews house within this small gated development located just off Stoke Newington Road. Bright accommodation, just in excess of 1000 square feet which boasts a large open plan living space which opens onto a pretty, south facing courtyard garden. on the first floor there are two bedrooms, both with built in storage and a modern bathroom. Stairs rising up to a third, loft bedroom with feature bath and separate wc. Palatine Avenue is extremely well situated and secure behind automatic iron gates and there is a allocated parking space. All amenities of both Dalston and Stoke Newington are within easy reach along with excellent transport facilities. The house is held on a long lease and comes with a share of the freehold. Each property within the development contributes £100 per quarter towards maintenance and upkeep of common parts.



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**Ground Floor**



**First Floor**

## Palatine Avenue, N16

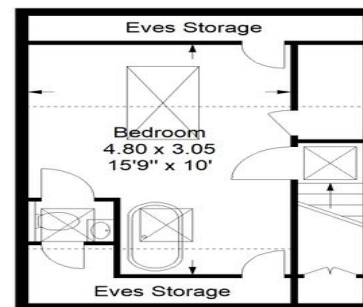
Approximate Gross Internal Area

Ground Floor = 388 sq ft / 36.05 sq m

First Floor = 391 sq ft / 36.32 sq m

Second Floor = 252 sq ft / 23.41 sq m

Total = 1031 sq ft / 95.78 sq m



**Second Floor**

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Floor plan For Julian Reid

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