



Julian Reid

97a Shakspeare Walk, London, N16 8TB

A lovely lower ground floor flat with sole use of a large sunny garden located conveniently to all amenities of Allen Road and located perfectly close to Stoke Newington Church Street.

julianreid.co.uk

Offers In Excess Of £525,000
Share of Freehold

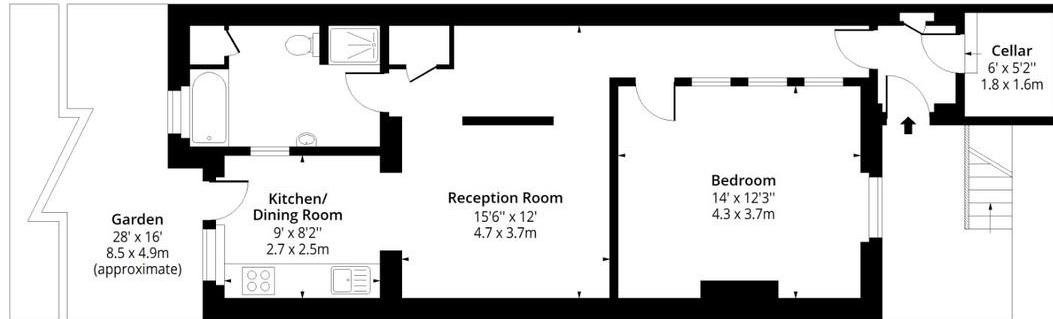
- **Sole use of Garden**
- **Council Tax Band: C**
- **EPC Rating: 71**
- **Share of Freehold**
- **668 Square feet**

Located on a quiet, tree-lined street in the heart of Stoke Newington, this beautifully presented one-bedroom garden flat occupies the lower ground floor of a handsome early Victorian terrace. Benefiting from its own private entrance and exclusive use of a secluded rear garden. Blending period charm with contemporary style, the flat features a spacious living room, a well-appointed modern kitchen with integrated appliances, and direct access to the garden, generous double bedroom, a stylish bathroom, and a private entrance and hallway offering additional storage. Shakspeare Walk is located midway between Stoke Newington Church Street and Newington Green and therefore extremely convenient for access to local shops, bars and restaurants, regular bus services and the wide open spaces of Clissold Park



Shakespeare Walk, N16

Approx. Gross Internal Area 668 Sq Ft - 62.06 Sq M



Lower Ground Floor

Floor Area 668 Sq Ft - 62.06 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.

lpaplus.com

Date: 6/27/2025

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