



### 132 Gibson Gardens, London, N16 7HH

Beautifully presented and centrally located one bedroom top floor flat within this popular gated development. The flat benefits from a small patio/balcony area

**Guide Price £395,000**  
**Leasehold**

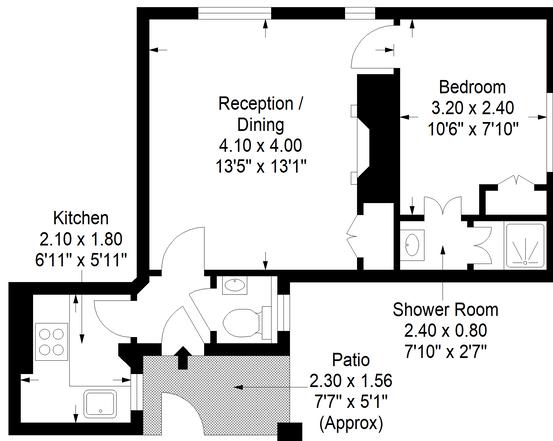
- Excellent location
- Council Tax Band: D
- EPC Rating: D
- 1 Bedroom
- En-suite bathroom

Beautifully presented flat within this popular gated development located in the heart of Stoke Newington. Compact yet bright and airy, the flat offers accommodation in excellent decorative order and arranged on the top floor. The flat has the benefit of a private balcony/patio area. Characterful accommodation of reception room, well equipped kitchen, bedroom and en-suite shower room. Gibson Gardens is located close to the gates of Abney Park. There are various bus routes close by and Stoke Newington station provides a regular service into Liverpool Street. Vibrant selection of shops, bars and restaurants on both Stoke Newington Church Street and High Street are all close by. 134 year Leasehold, Ground Rent £50 per annum and Service Charge approximately £2000 per annum



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### Gibson Gardens, N16

Approximate Gross Internal Area

Third Floor = 357 sq ft / 33.17 sq m  
Total = 357 sq ft / 33.17 sq m



## Third Floor

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Floor plan For Julian Reid

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