

A photograph of a light blue door with a six-pane window and a hanging planter box. The door is set in a white wall. To the left of the door is a large white door with a small window and a house number '132'. To the right of the door is a black metal frame with a hanging planter box and a wooden crate on a white stand. The planter box contains green plants and small orange flowers. The wooden crate also contains green plants. The white stand has a small white pot on it. The background is a white wall with a brick chimney on the right.

Julian Reid

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

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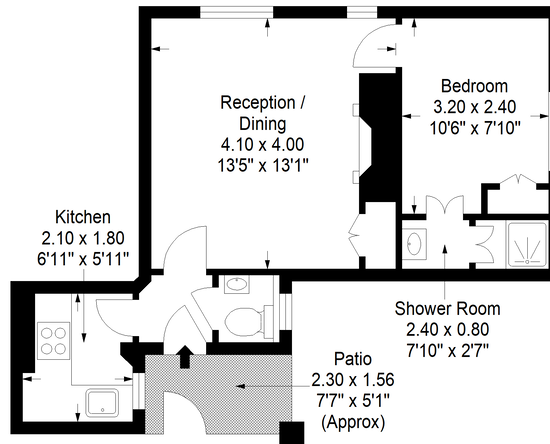
Guide Price £395,000
Leasehold

- **Excellent location**
- **Council Tax Band:**
- **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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Third Floor

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For Illustration Purposes Only - Not To Scale
Floor plan For Julian Reid

Gibson Gardens, N16

Approximate Gross Internal Area

Third Floor = 357 sq ft / 33.17 sq m

Total = 357 sq ft / 33.17 sq m



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