

Julian Reid



14b Filey Avenue, London, N16 6NT

A beautifully proportioned two bedroom converted flat arranged on the upper floors of this late Victorian house with bright and characterful accommodation

Guide Price £620,000
Leasehold

- 829 Square feet
- Council Tax Band: C
- EPC Rating: C
- 2 Bedrooms
- Large Reception room

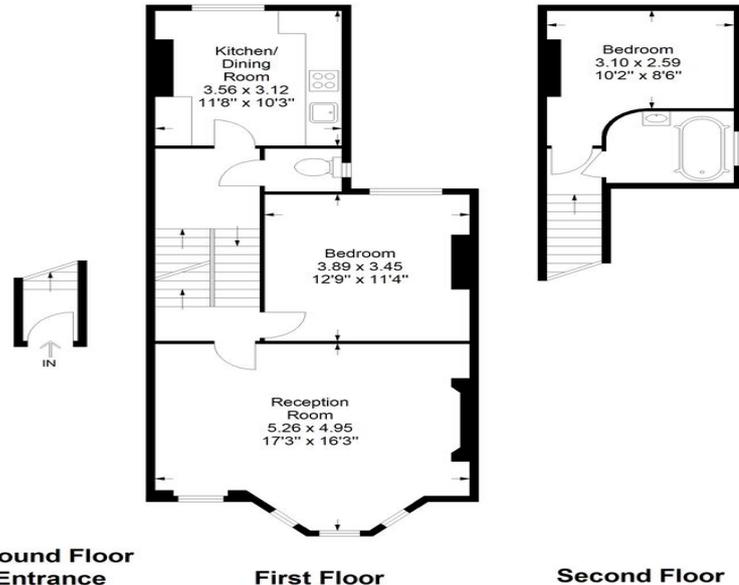
A spacious, two bedroom flat arranged on the upper floors of this converted late Victorian house with accommodation in excess of 800 square feet, located just north of Cazenove Road and within five minutes walk of Stoke Newington overground station. Large, characterful reception room with fireplace, polished wooden floors and bright bay window. Fitted kitchen, two good sized bedrooms and well appointed bathroom. Filey Avenue runs parallel, but just north of Cazenove Road and within easy reach of local shops, bars and restaurants on both Stoke Newington Church Street and the High Street. 177 years leasehold and peppercorn ground rent. Annual service charge of £1193.52



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Filey Avenue
Approximate Gross Internal Area

Ground Floor = 18 sq ft / 1.67 sq m
First Floor = 635 sq ft / 58.99 sq m
Second Floor = 176 sq ft / 16.35 sq m
Total = 829 sq ft / 77.01 sq m



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Floor plan For Julian Reid

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