



Julian Reid

25A Clonbrock Road, London, N16 8RS

A spacious, split level three bedroom maisonette with sole use of south facing garden located on a quiet, residential road just south of Stoke Newington Church Street

julianreid.co.uk

Guide Price £800,000
Share of Freehold

- **3 Bedrooms**
- **Council Tax Band: C**
- **EPC Rating: C**
- **South facing garden**
- **Large open plan living**

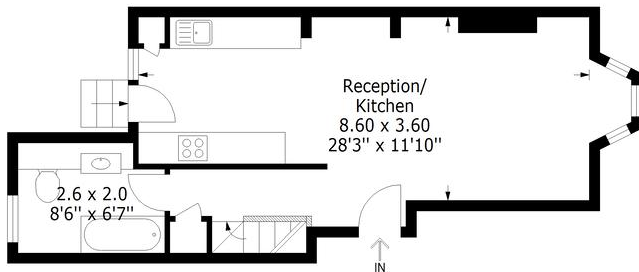
A very spacious split level maisonette arranged on the raised ground and lower ground floors of this converted, late Victorian terraced house. Accommodation just short of 950 square feet and sole use of a sunny, south facing garden. A large, open living space on the raised ground floor with features and a well fitted kitchen. French doors and steps lead down to the private garden. There is a family bathroom and then the lower ground floor consists of three good sized bedrooms one of which again has access to the rear garden. Clonbrock Road is a very quiet, residential road south of Stoke Newington Church Street and within easy reach of all amenities of Newington Green, Dalston and Stoke Newington. The flat is sold with Share of Freehold and an extended lease of 999 years



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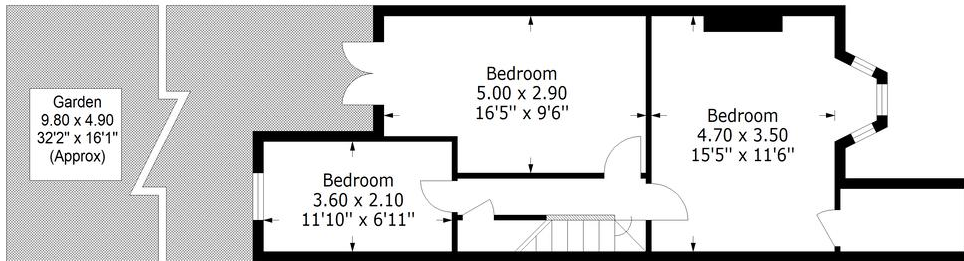
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Ground Floor

Clonbrock Road, N16

Approximate Gross Internal Area
 Ground Floor = 431 sq ft / 40.04 sq m
 First Floor = 511 sq ft / 47.47 sq m
 Total = 942 sq ft / 87.51 sq m



Lower Ground Floor



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.

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