

Julian  
Reid



29 Latitude Apartments, 77A Manor Road, London, N16 5NZ  
Spacious flat arranged on the third floor of this modern purpose built block with leafy outlook over Abney Park and located five minutes north of Stoke Newington Church Street

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

- **541 Square feet**
- **Council Tax Band:**
- **EPC Rating: TBC**
- **Leafy outlook**
- **Excellent location**

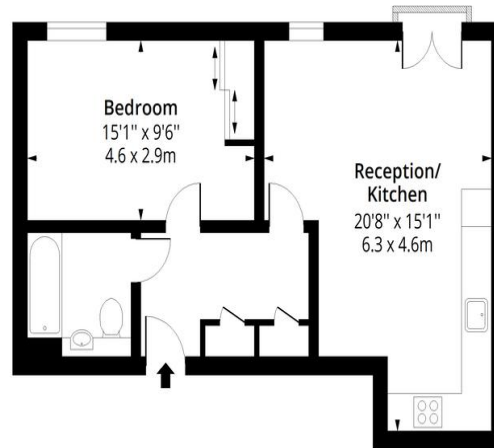
A super flat with airy accommodation arranged on the third floor of this modern, purpose-built block located just north of Stoke Newington Church Street. Nicely proportioned and well presented space just in excess of 540 square feet. Large open-plan living area with well equipped kitchen area and lovely leafy outlook over Abney Park. Modern bathroom and double bedroom. This is a secure flat within a maintained block very conveniently located just on the junction of Bouverie Road and Manor Road, within easy walking distance of both Clissold Park and Stoke Newington Church Street. Regular bus and overground rail services are also close by. Material information. Leasehold 108 years unexpired, Service charge £2428.36 per annum, Ground Rent £300 per annum



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## Manor Road, N16

Approx. Gross Internal Area 541 Sq Ft - 50.26 Sq M



### Third Floor

Floor Area 541 Sq Ft - 50.26 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.

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