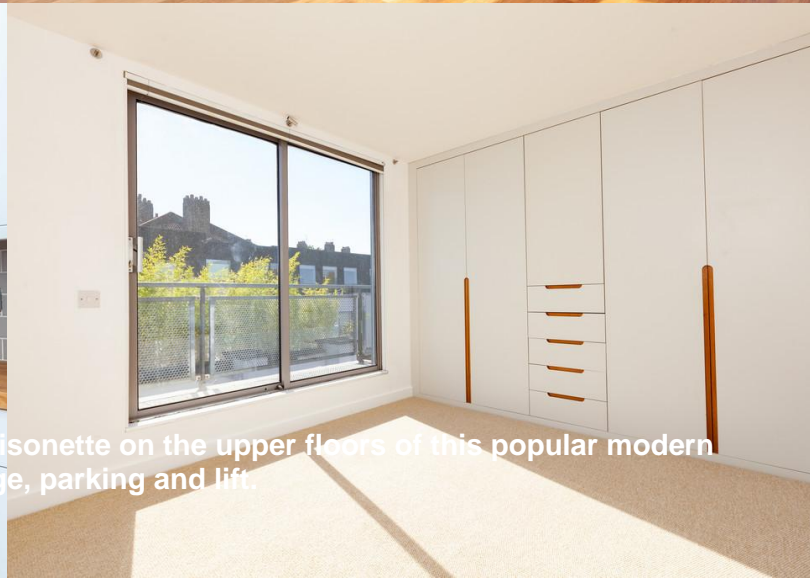
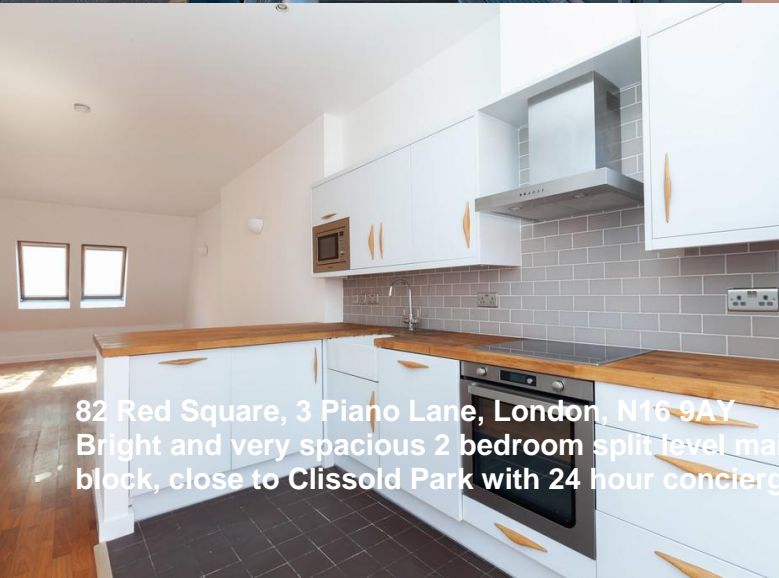




Julian Reid



82 Red Square, 3 Piano Lane, London, N16 9AY

Bright and very spacious 2 bedroom split level maisonette on the upper floors of this popular modern block, close to Clissold Park with 24 hour concierge, parking and lift.

Guide Price £575,000
Leasehold

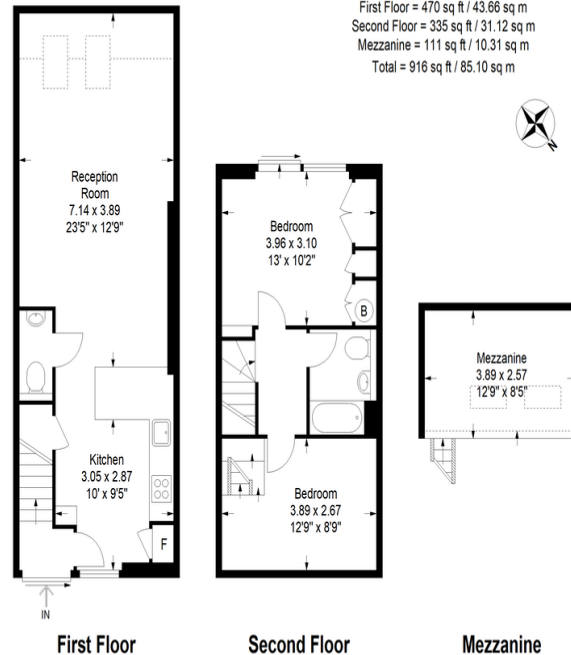
- **Two Bedrooms**
- **Council Tax Band: D**
- **EPC Rating: E**
- **Large Open Plan Living Space**
- **Over Two Floors**

Bright and very spacious 2 bedroom split level maisonette on the upper floors of this popular modern block, with 24 hour concierge, secure gated parking and lift, located on this favoured road, close to both Clissold Park and the many attractions of Stoke Newington Church Street. Large, open plan reception room with well fitted kitchen area and cloakroom. Stairs rising up to the top floor with two good sized bedrooms and a modern bathroom. The annual service charge is £2400 and the ground rent is £250 pa. Chain free.

Red Square, Piano Lane, N16

Approximate Gross Internal Area

First Floor = 470 sq ft / 43.66 sq m
Second Floor = 335 sq ft / 31.12 sq m
Mezzanine = 111 sq ft / 10.31 sq m
Total = 916 sq ft / 85.10 sq m



JULIAN REID SPECIAL DISCLAIMER-
For Illustration Purposes Only - Not To Scale
Floor plan For Julian Reid

Julian Reid

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