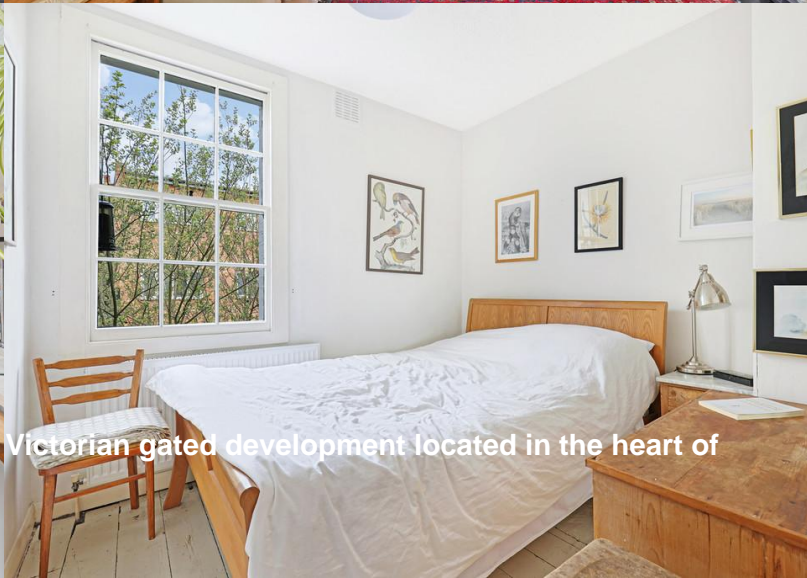
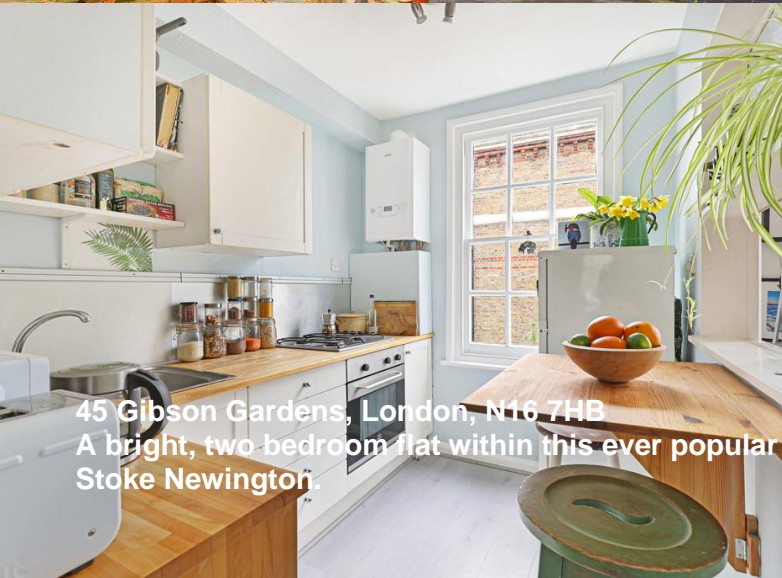


Julian Reid



45 Gibson Gardens, London, N16 7HB

A bright, two bedroom flat within this ever popular Victorian gated development located in the heart of Stoke Newington.

Guide Price £435,000 Leasehold

- 2 Bedrooms
- Council Tax Band: B
- EPC Rating: C
- Excellent location
- Chain Free

A bright, two bedroom flat arranged on the second floor of this Victorian gated development located within easy access of local shops, bars restaurants and regular bus and rail services into central London. The accommodation of 536 square feet is presented in good decorative order throughout and comprises of a good sized reception room, fitted kitchen, two bedrooms and a bathroom. The development surrounds a cobbled road with small central communal gardens and each block has a small outside area to the rear. Both Stoke Newington High Street and the vibrant selection of independent shops on Stoke Newington Church Street are close by. Current unexpired lease term of 84 years, annual service charge of £3000 and ground rent of £100 per annum



Julian Reid

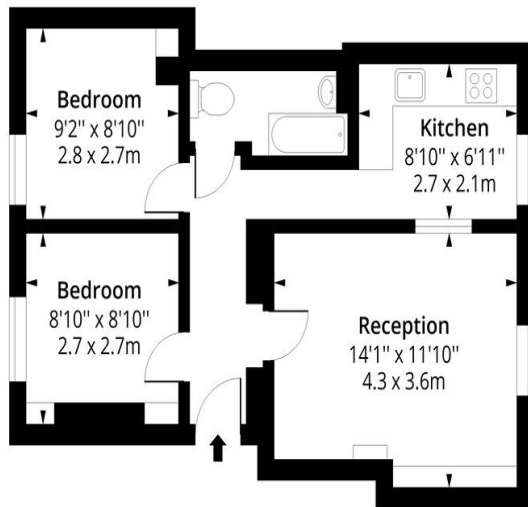
51 Stoke Newington Church Street London N16 0AR

jreid@julianreid.co.uk Fax: 020 7923 8651

+44 (0) 20 7923 8650

Gibson Gardens, N16

Approx. Gross Internal Area 536 Sq Ft - 49.79 Sq M



Second Floor

Floor Area 536 Sq Ft - 49.79 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.

lpaplus.com

Date: 5/4/2024

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J352 Ravensworth 01670 713330

