



BEATTY ROAD, N16
OIEO £625,000 SHARE OF FREEHOLD

A TWO BEDROOM TOP FLOOR FLAT WITH PRIVATE TERRACE SET IN A DESIRABLE VICTORIAN TERRACE

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DESCRIPTION:

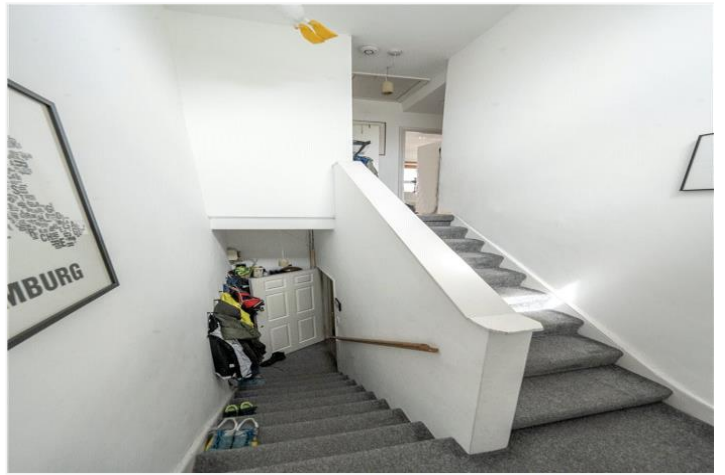
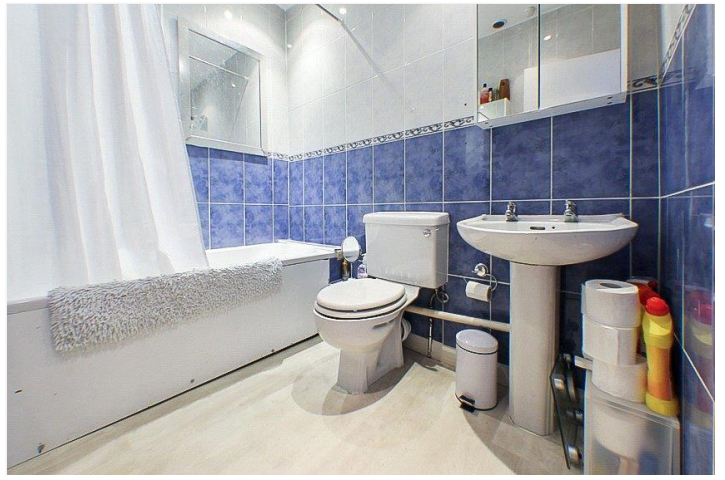
Set amongst the charming Victorian terraced buildings on this desirable tree lined street in Stoke Newington is this wonderful two bedroom split level flat with private south facing roof terrace. The property provides light filled rooms throughout and the split-level layout creates a genuine feeling of space which flows seamlessly across the 803sqft of internal space.

The generous living room is located to the front of the flat benefits from a superb amount of light through two sizable windows whilst the feature fireplace enhances the period undertones. A perfectly functional kitchen is located to the rear of the top floor and provides ample worktop and storage space with all white goods included in the sale. The private south facing terrace is under warranty until 2027 and is accessed from the kitchen, it provides a sun drenched and secluded spot for entertaining whilst also featuring additional storage.

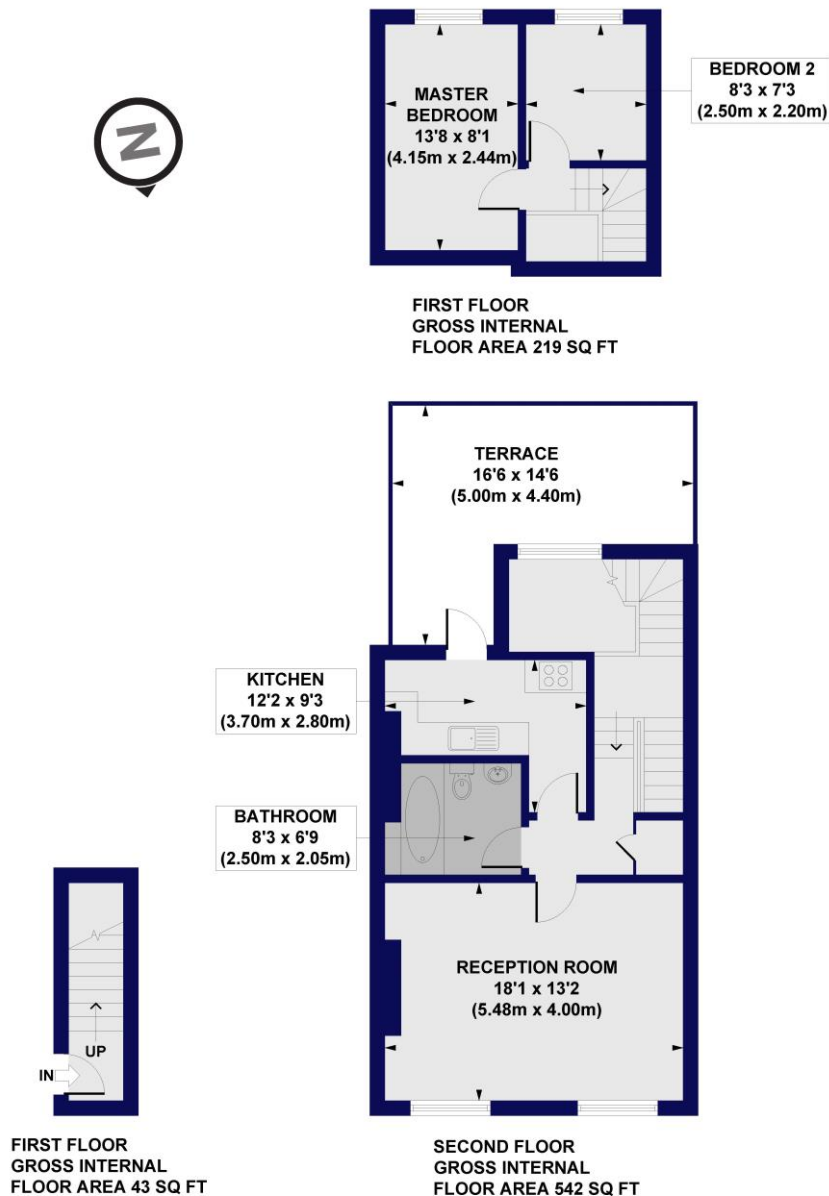
Set off the lower half landing is a family sized bathroom which has been tiled through out with a modern feel. Both of the bedrooms are located from the hallway and are again set to the rear of the property and provide peaceful views over neighbouring gardens.

Beatty road is nestled amongst a number of wonderful neighbouring treelined Victorian streets and is perfectly set for the local amenities of Dalston and fashionable Newington Green whilst also set within easy reach of the restaurants, bars and fashionable eateries on Church Street.

Butterfield Green is located at the end of the road and the more expansive green space of Clissold Park with its tennis courts and resident deer herd are also nearby. Transport links are well serviced with a number of excellent bus routes on hand and overground services from Rectory road providing direct services to Liverpool Street whilst Dalston provides services to west and east London.



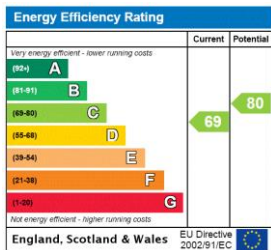
Beatty Road, N16
Approx. Gross Internal Floor Area 804 sq. ft / 74.65 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



- Tenure:** Share of Freehold – 33 %
- Term:** 974 year and 9 months
- Maintenance fund -** £25 per month
- Council Tax Band:** C
- Boiler warranty –** expires 2031
- Shared bicycle Locker**

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