



## ABNEY PARK COURT , STOKE NEWINGTON HIGH 1 BED APARTMENT

£310,000  
LEASEHOLD

A well-appointed and beautifully presented one-bedroom apartment positioned on the first floor of the popular Abney Park Court, ideally located in the heart of Stoke Newington. The property has been tastefully decorated, well maintained and offers bright, well-balanced accommodation throughout.

Upon entering, you are welcomed into a stylish semi open-plan reception and kitchen, flooded with natural light via impressive floor-to-ceiling windows, creating an excellent space for both everyday living and entertaining. The spacious double bedroom offers ample room for wardrobes and furnishings, while the modern tiled bathroom is finished in clean, contemporary tones. The property is further enhanced by a long lease, making it an attractive option for both owner-occupiers and investors.

Ideally positioned just off Stoke Newington High Street and moments from Stoke Newington Church Street, residents enjoy a vibrant mix of independent

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Abney Park Court, N16  
 CAPTURE DATE: 29/06/2022 LASER SCAN POINTS: 43340,508

GROSS INTERNAL AREA  
 41.59 sqm / 447.67 sqft



GROSS INTERNAL AREA (GIA)  
 The footprint of the property  
 41.59 sqm / 447.67 sqft

NET INTERNAL AREA (NIA)  
 Excludes walls and external features  
 Includes swimming pools, covered deck terraces  
 39.81 sqm / 428.51 sqft

EXTERNAL STRUCTURAL FEATURES  
 Balconies, terraces, verandas, etc.  
 0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
 Limited use area under 1.8m  
 0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual open lengths and widths are the maximum points of measurements captured in the scan.

EPC RESIDENTIAL: 42.14 sqm / 453.59 sqft  
 EPC RESIDENTIAL: 40.45 sqm / 435.40 sqft  
 EPC ID: 428b1a7083b640d67b497f



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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