



BRIGHTON ROAD, LONDON, N16
£625,000 SHARE OF FREEHOLD

IMMACULATE AND REFURBISHED TWO BEDROOM SPLIT LEVEL APARTMENT

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

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DESCRIPTION:

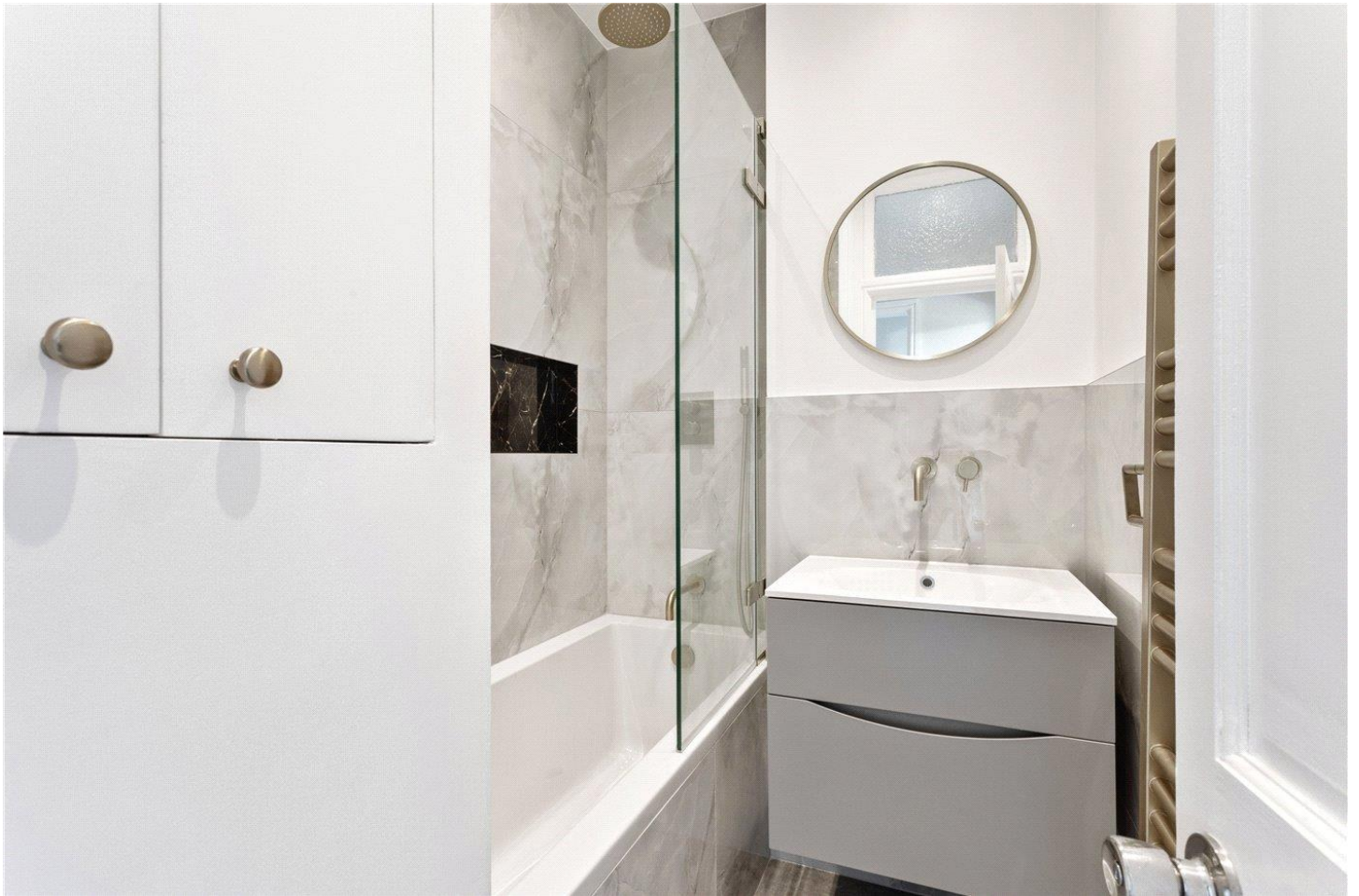
This immaculate, newly refurbished two bedroom split level maisonette is set in a converted Victorian house, with many period features including original fire place.

With an uncompromising approach to the refurbishment and decoration the accommodation comprises a larger than average reception room, modern and newly fitted kitchen with built-in appliances, family bathroom with separate toilet and two double bedrooms.

The property would make an ideal first time purchase with someone looking to be within easy access to the City & West End or long term investment.

Ideally located between Newington Green and Stoke Newington Road and their respective eclectic offerings. Dalston Kingsland & Rectory Road are within close proximity offering good transport links to the City & West End.

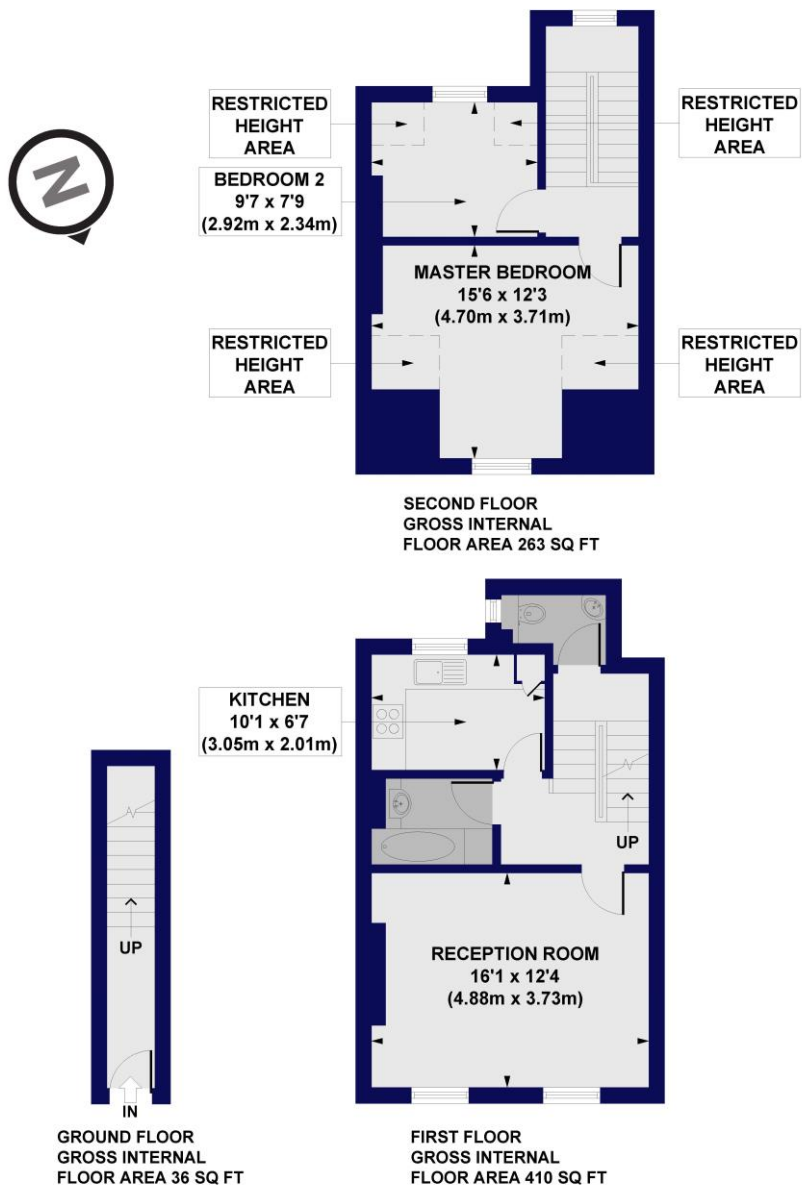
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Approx. Gross Internal Floor Area 709 sq. ft / 65.87 sq. m (Excluding Restricted Height Area)



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.

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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.

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92-100) A | |
| (81-91) B | |
| (69-80) C | 74 |
| (55-68) D | |
| (39-54) E | 45 |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England, Scotland & Wales | |
| EU Directive 2002/91/EC | |

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