

Shakspeare Walk, London, N16

Asking Price £475,000

### Property Images



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## Floorplan

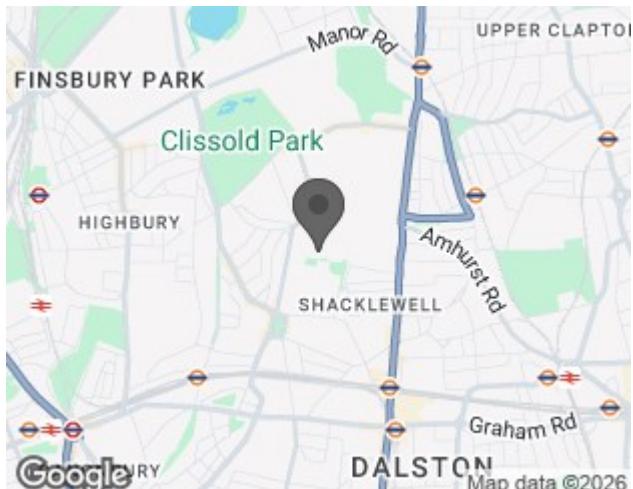


TOTAL FLOOR AREA: 516 sq.ft. (47.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The heating, water, electricity and drainage systems have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

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

## Map



## Details

Type: Apartment Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Available to view by appointment only, this superb two bedroom apartment is located on the first floor of a purpose-built block on one of the most sought-after roads in Stoke Newington. Positioned within walking distance of the amenities of Stoke Newington Church Street, Dalston and the stunning Clissold Park, this property is ideally suited to a first-time buyer looking for a spare guest bedroom or home office space.

Set on the first floor, the accommodation comprises a bright reception room to the rear, a separate modern kitchen, generous master bedroom, second bedroom/home office with access to a private balcony, and a contemporary three-piece bathroom. The apartment enjoys excellent natural light throughout and further benefits from off-street residents' parking (first come, first served).

Shakespeare Walk is a tree-lined residential street in central Stoke Newington, only moments from Butterfield Green and a short walk from the many bars, restaurants and coffee houses of Stoke Newington Church Street, Clissold Leisure Centre, Newington Green and trendy Dalston, as well as being a short stroll from the wide open spaces of the stunning Clissold Park.

Transport links include Dalston Kingsland & Junction Stations (Overground), Canonbury Station (Overground) and Rectory Road Station (Overground), along with a variety of bus routes into The City and West End.

## Features

- Two bedrooms • Balcony • First Floor • Off-street parking available • Good condition throughout • Close to Church Street