



Martaban Road, London, N16

- 2 bedrooms plus home office
- Period conversion
- Good condition throughout
- Long lease
- Split level
- Private garden
- Close to transport links
- Close to Church Street

Offers In Excess Of £700,000



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DESCRIPTION

Situated on a quiet and sought-after residential street in the heart of Stoke Newington, this beautifully presented split-level 2 bedroom plus study room maisonette is arranged over the lower ground and ground floors of an attractive period property and offers well-balanced accommodation.

To the front of the property is a charming reception room featuring a large bay window, high ceilings and fitted shelving, creating a bright and elegant living space. The kitchen dining room is positioned to the rear of the property and is fitted with modern units, integrated appliances and ample space for dining. From the hallway, there is access out to a private rear garden, providing a pleasant outdoor space ideal for relaxing, entertaining or al fresco dining.

The lower ground floor provides two generous double bedrooms, including a spacious principal bedroom with extensive fitted storage, alongside a further well-proportioned double bedroom. In addition, there is a versatile third bedroom which works perfectly as a home office or nursery, complemented by a stylish contemporary family bathroom.

Martaban Road is a quiet and highly regarded residential street, ideally located for the amenities of Church Street, Stoke Newington High Street and Clissold Park. Transport links include Stoke Newington Overground station and a range of bus routes providing convenient access into the City and West End.



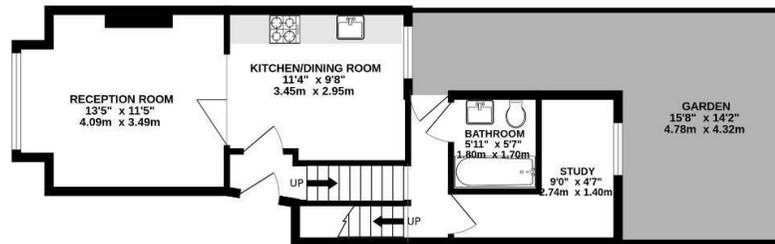
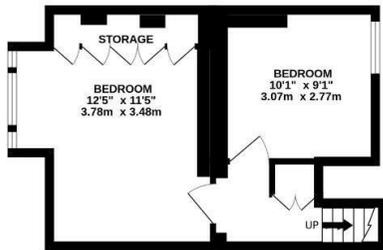


ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

LOWER GROUND
360 sq.ft. (33.4 sq.m.) approx.

GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 850sq.ft. (79.0 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact StokeNewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



185 - 187 Church Street, Stoke Newington, London, N16 0UL
Tel: 020 7249 7499 Email: StokeNewington@hunters.com <https://www.hunters.com>

