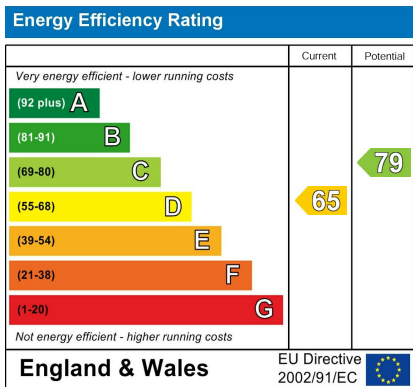
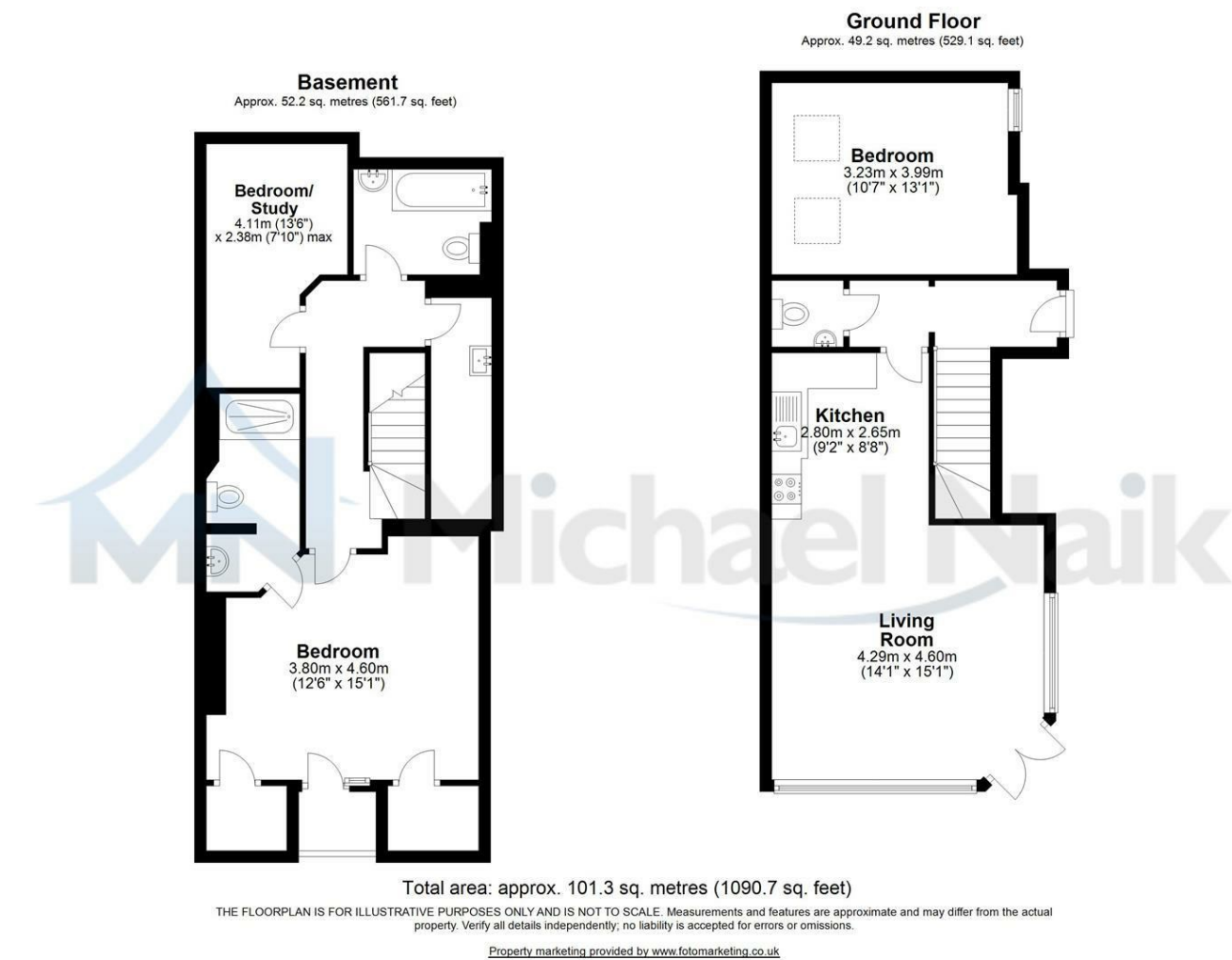




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£550,000

Leasehold - Share of Freehold

- Well Presented Two Bedroom Maisonette
- Arranged Over Two Floors
- Additional Study & Utility Rooms
- En-Suite To Main Bedroom
- No Onward Chain
- 1114 Sq. FT
- Dual Entrance
- Placed Opposite Butterfield Green



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 are advised to recheck the measurements.



# About The Property...

This spacious two bedroom maisonette is both beautifully presented and conveniently located, with generously sized accommodation arranged over ground and lower ground floor , as well as being within easy reach of both Stoke Newington & Dalston which both offer a popular and varied selection retailers, restaurants and other amenities.

The property itself benefits from two points of entry , either via corner entrance or gated entrance, leading into the ground floor which offers a large open plan kitchen/lounge with ample space for dining, cloakroom WC and the first of two bedrooms, this is followed by the lower ground floor benefitting from the main bedroom with en-suite shower room and two vault storage spaces, a study room, main bathroom and utility room.

The property is perfectly situated on the recently pedestrianised junction of Nevill Road/Allen Road , and is located directly opposite Butterfield Green which a quiet and peaceful green space placed right at the properties doorstep.

## Key Information

No Onward Chain

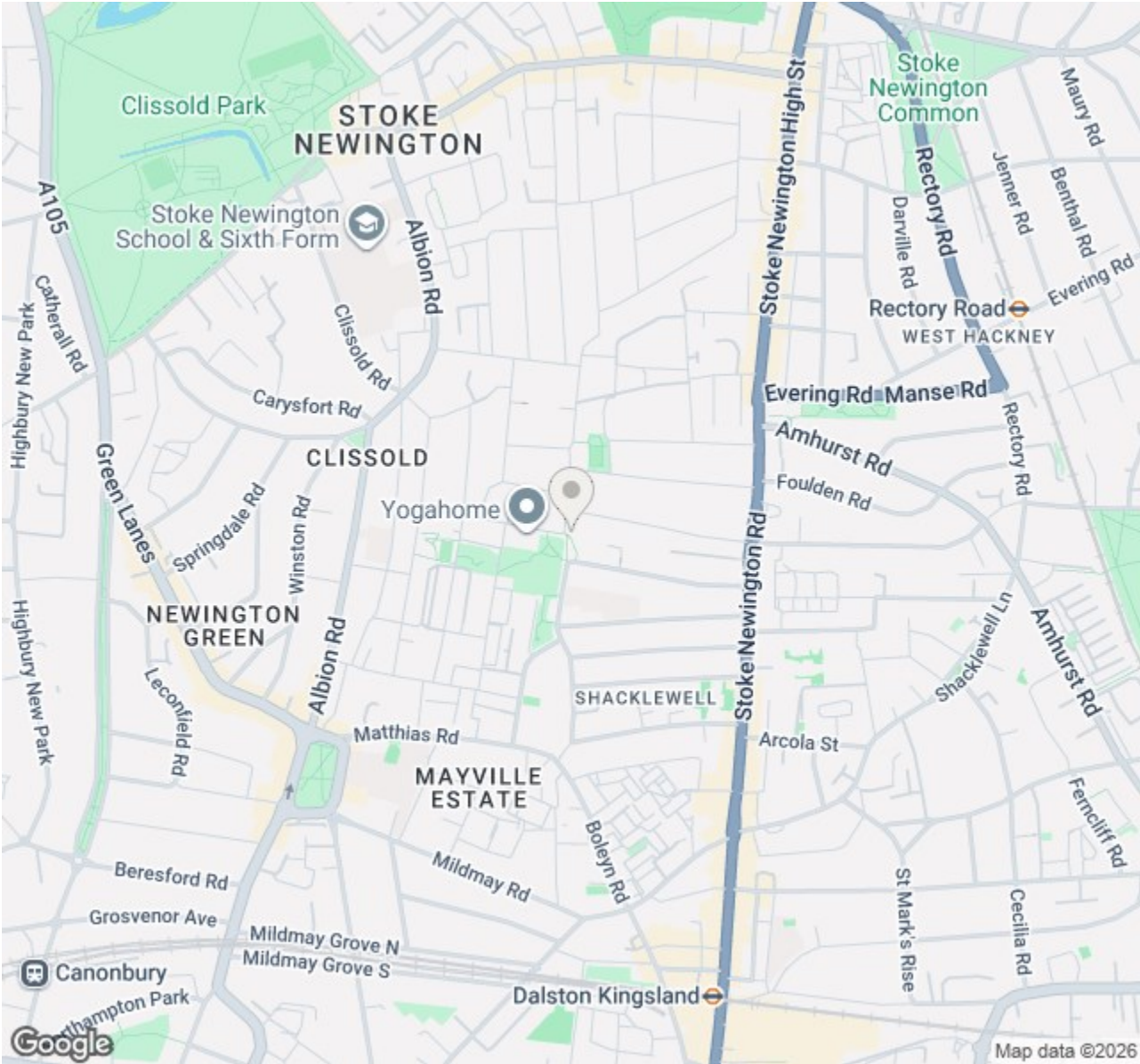
Share of Freehold with 999 year lease

Service Charge - £1,217 for 2025/2026

Total of 1,114 Sq. Ft

Council - London Borough of Hackney - Current Tax Band (D)

EPC Rating - 65/D



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