



Total area: approx. 70.8 sq. metres (762.2 sq. feet)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		81	85
EU Directive 2002/91/EC			

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50% Shared Ownership

**£267,500**

Leasehold

- 50% Shared Ownership
- Two Bedroom Apartment
- Allocated Parking
- No Onward Chain
- Private Balcony
- Second Floor



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...

Bathed in natural light, this spacious second floor apartment offers both spacious and well laid out living space throughout.

At 762 sq. ft, this two double bedroom flat is the perfect home. Set on the second floor of a popular award-winning contemporary development, the flat boasts; two spacious double bedrooms with ample built-in storage, a fully fitted bathroom, and a generous open-plan kitchen/living area that's flooded with natural light from the floor-to-ceiling south facing glass doors. There is storage and outdoor seating space at the entrance of the apartment, plus a sunny south-facing terrace to the front. Additional benefits include; one allocated parking space, secure fob entry, lift access to all floors.

Raines Court is perfectly located for short walks to the eclectic mix of independent shops, bars and restaurants along Church Street and Stoke Newington High Street, and is also within easy reach of Abney Park Cemetery and the award-winning Clissold Park. Trips into the City and Central London are easy, with the many bus links that run along both Northwold Road and Rectory Road easily accessible. Stoke Newington Station (Overground) is just around the corner and offers direct links into London Liverpool Street and onto the Victoria Line. Stoke Newington Common is a wonderful green space and just a stones throw away.

## Key Information

Leasehold - 103 Years Remaining

762 Sq. Ft

Rent on 50% - £511.39 p/m

Ground Rent - £0

Service Charge - £145.96 p/m

