

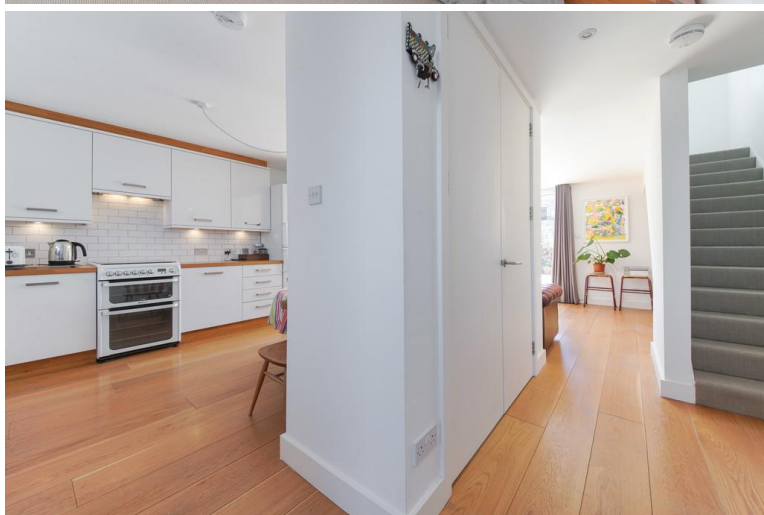
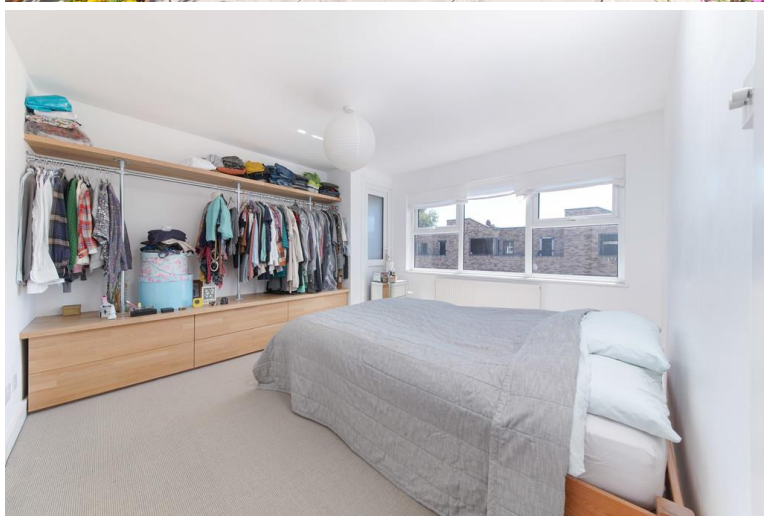


## Feldman Close, N16 6QG

**£450,000 LEASEHOLD**

A stunning two bedroom split level maisonette in a well maintained purpose built block, close to the green open spaces of Clapton Common and Springfield Park. The property has been tastefully decorated throughout with over 850 Sq Ft of living space. Benefits include a spacious reception room with access to a stunning private roof terrace, kitchen/diner with integrated appliances, downstairs cloakroom, upstairs bathroom, two double bedrooms and abundance of storage space throughout including full size loft space. Feldman Close is within walking distance of local shops and amenities of Stoke Newington High Street as well as Stoke Newington Church Street with its boutique shops, restaurants, cafes and pubs. The local amenities of Stamford Hill are close by and trendy Dalston and up and coming Clapton are also within easy reach. There are excellent transport links including numerous local bus routes into the City and West End.

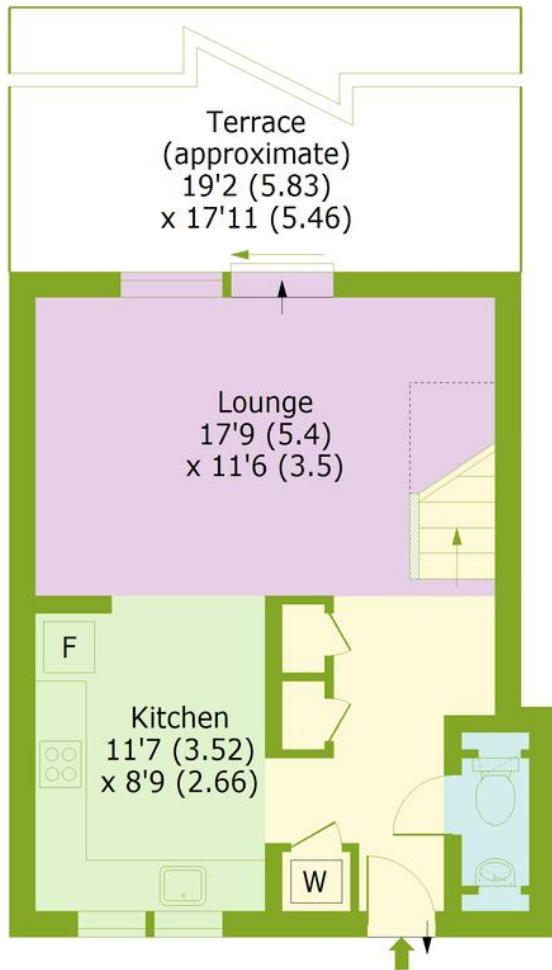
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These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Feldman Close, N16

Approx. Gross Internal Area 853 Sq Ft - 79.2 Sq M



FIRST FLOOR



SECOND FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>77</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, Scotland & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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