# Wilkinsonbyrne Residential Sales | Lettings & Management





## Feldman Close, N16 6QG

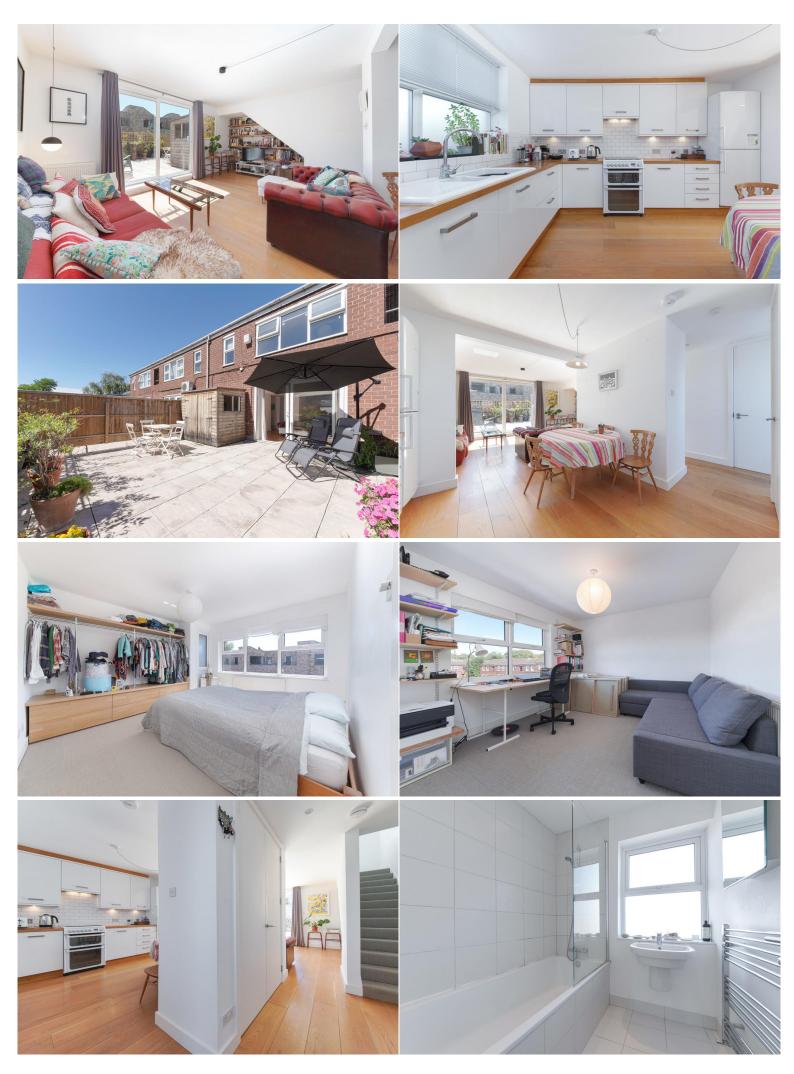
## £450,000 LEASEHOLD

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.

T: 0208 888 0022 E: turnpikelane@wilkinsonbyrne.com W: www.wilkinsonbyrne.com

The Property Ombudsman The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposed only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





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.

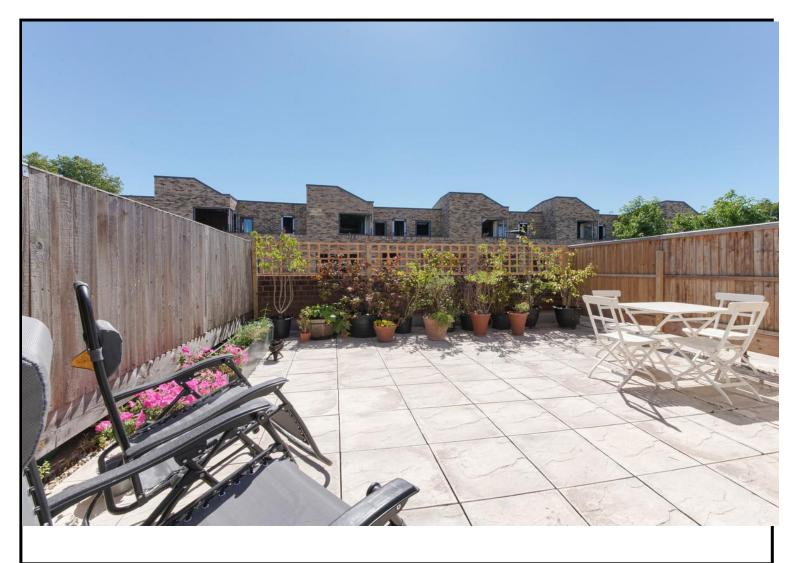
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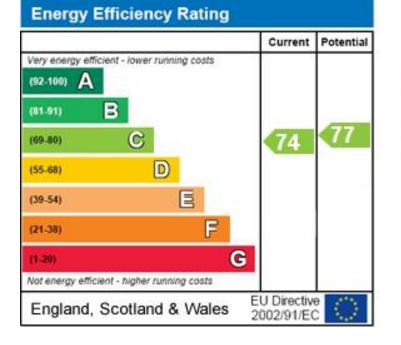
Approx. Gross Internal Area 853 Sq Ft - 79.2 Sq M

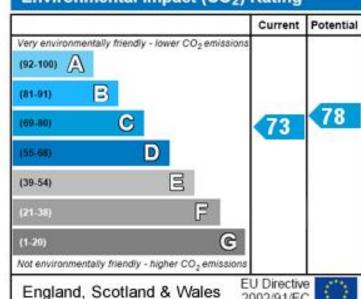


**FIRST FLOOR** 

SECOND FLOOR







2002/91/EC

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