



Julian Reid

10 Grazebrook Road, London, N16 0HS

Super airy space arranged over the raised ground and first floors of this charming Victorian house with 75' rear garden on wonderful location close to Clissold Park

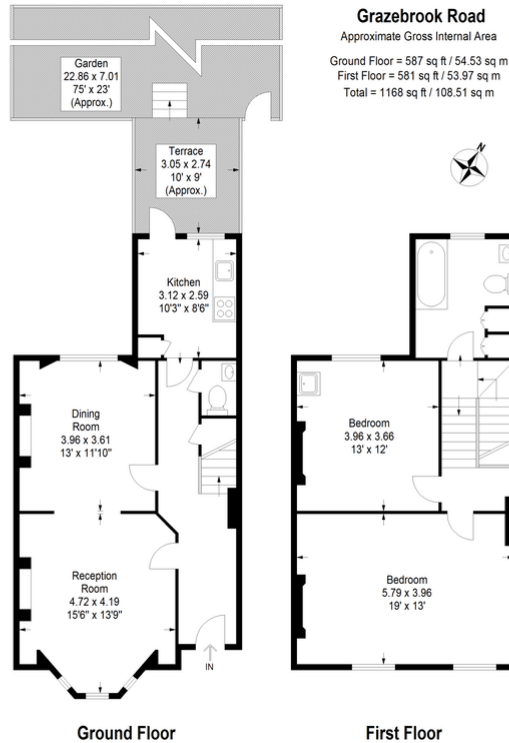
julianreid.co.uk

Guide Price £950,000
Leasehold

- **Super maisonette**
- **Council Tax Band: E**
- **EPC Rating: D**
- **2 Bedrooms**
- **Huge reception room**

Wonderful two bedroom split level maisonette arranged on the upper floors of the late Victorian, semi detached house. The property boasts accommodation in excess of 1150 square feet but is in need of updating and redecoration. There is a large, through reception room into south facing bay window and period fireplace. Separate wc., and kitchen with door onto terrace with steps leading down to the garden. On the mezzanine level there is a generous bathroom with two double bedrooms on the first floor. The maisonette enjoys sole use of a 75' rear garden mainly laid to lawn with established planting. Grazebrook Road is a very sought after location being just a stone's throw from the gates of Clissold Park and the vibrant selection of local shops, bars and restaurants on Stoke Newington Church within easy walking distance. The property is sold on a lease but with the benefit of the entire freehold of the building.





JULIAN REID SPECIAL DISCLAIMER:-
For Illustration Purposes Only - Not To Scale
Floor plan For Julian Reid

Important notice: Julian Reid, their clients and any joint agents give notice that: **1:** They are not authorized to make or give representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of the client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2:** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Julian Reid have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

