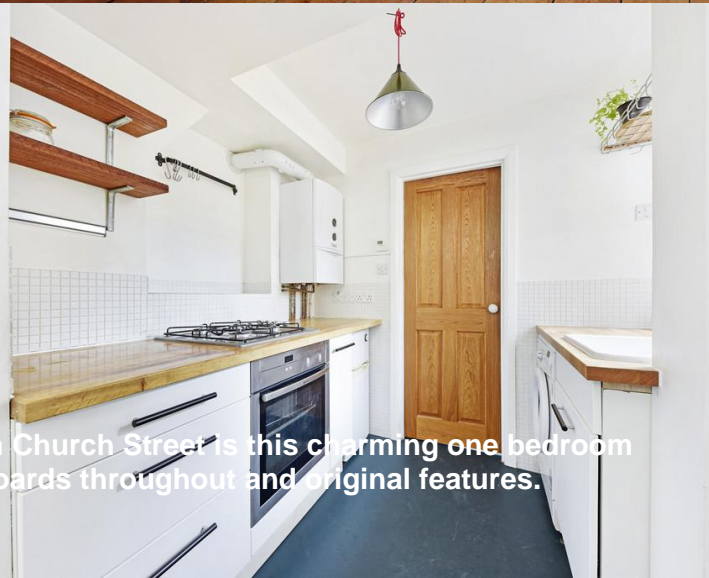


Julian Reid



105 Gibson Gardens, London, N16 7HH

Perfectly located, in a small cobbled mews moments from Church Street is this charming one bedroom first floor flat. The property is full of character with floorboards throughout and original features. Offered furnished and available immediately.



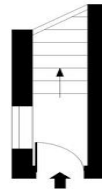
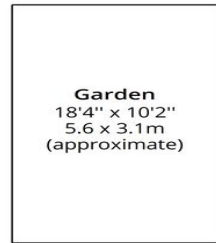
£1,600 per calendar month

- One bedroom
- Council Tax Band: B
- EPC Rating: TBC
- Own entrance
- Floorboards throughout

Centrally located in this charming cobbled mews, set behind gates in a traffic free zone, is this characterful one bedroom flat arranged over the first floor (top) of one of the cottages. The property is available immediately and offered furnished.

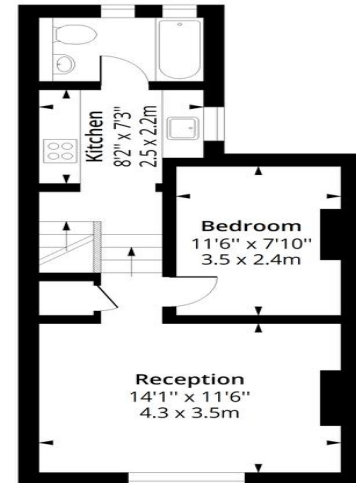
## Gibson Gardens, N16

Approx. Gross Internal Area 465 Sq Ft - 43.20 Sq M



### Ground Floor

Floor Area 34 Sq Ft - 3.16 Sq M



### First Floor

Floor Area 431 Sq Ft - 40.04 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 7/2/2024

Julian Reid

51 Stoke Newington Church Street London N16 0AR

jreid@julianreid.co.uk Fax: 020 7923 8651

+44 (0) 20 7923 8650

**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.



J352 Ravensworth 01670 713330