



**Flat 3, 13 Barn Street, London, N16 0JT**

A bright and very spacious, 2 bedroom split level maisonette offering super accommodation with panoramic views from a large south facing roof terrace, located just off Stoke Newington Church Street

**Guide Price £700,000**  
**Leasehold**

- Large south facing roof terrace
- Council Tax Band: D
- EPC Rating: B
- 875 square feet
- Super location

A super, split level maisonette arranged over the second and top floors of this attractive modern block offering wonderful, open accommodation of 875 square feet with a large south facing roof terrace giving panoramic views across to the City of London. Beautifully light and well presented space with huge open-plan living with a concertina doors opening onto the roof terrace. The kitchen is modern and fully quipped with integrated appliances. On the floor below, there are two double bedrooms, on with en-suite bathroom and a second bathroom off the hallway. This is a great opportunity to purchase a stunning, contemporary space in the heart of Stoke Newington, moments from Church Street and Clissold Park. Barn Street is a small, no through road directly off Stoke Newington Church Street and therefore ideal for access to the vibrant selection of shops, bars and restaurants together with regular bus services to both the City and West End



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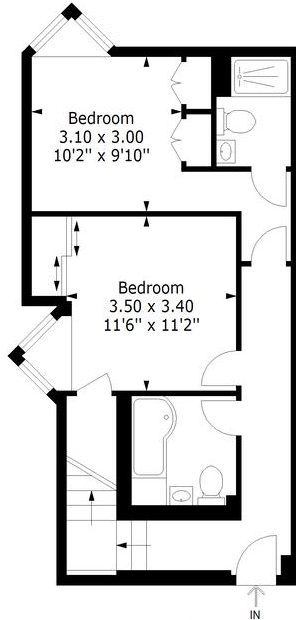
## Barn Street, N16

Approximate Gross Internal Area

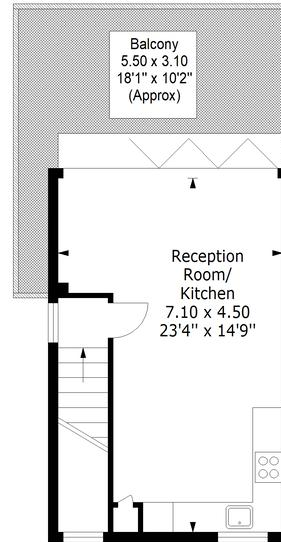
Second Floor = 554 sq ft / 51.47 sq m

Third Floor = 321 sq ft / 29.82 sq m

Total = 875 sq ft / 81.29 sq m



Second Floor



Third Floor



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.

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