



## Stunning split-level warehouse conversion overlooking Abney Park

**Abney Mews, 22A Bouverie Road, London, N16**

£875,000 Leasehold





Warehouse conversion  
Split level  
Terrace and balcony  
Two bedrooms  
Open plan living  
Secure gated community  
Close to Church Street and Clissold Park

#### Local Information

Bouverie Road is in the heart of popular Stoke Newington, and a short walk away from the independent restaurants, pubs and bars of both Church Street and Stoke Newington High Street. Clissold Park is close by and offers green space in abundance. Transport links include Stoke Newington Overground, which offers easy and quick access into the City, as well as numerous and frequent bus routes on Church Street offering access to Islington and the West End.

#### About this property

This exceptional two bedroom warehouse conversion is enviably located within an exclusive and secluded gated mews development, moments away from popular Church Street. Beautifully designed and substantial proportions throughout, this ground and first floor duplex apartment is nestled opposite the trees of Abney Park. Accommodation comprises a fabulous open plan reception/kitchen on the first floor with access out to a secluded balcony overlooking the trees of Abney Park. The ground floor has the main bathroom, two well-sized bedrooms, with the principal bedroom benefitting from an en suite and access out to a private terrace.

#### Tenure

Leasehold

#### Local Authority

Hackney Council

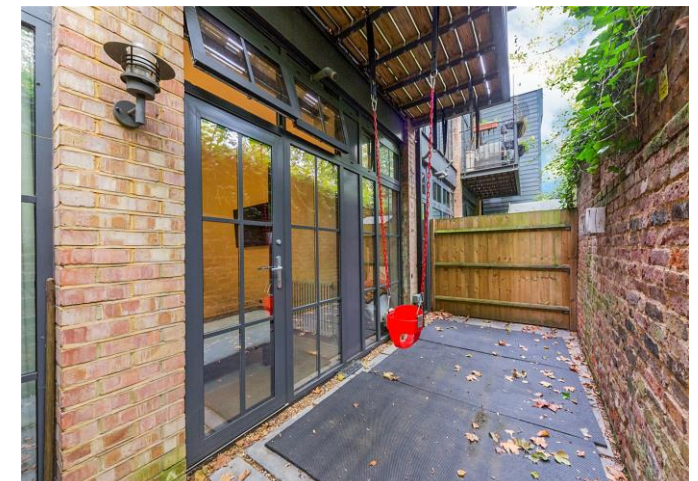
#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.

Telephone: +44 (0) 20 7241 4111

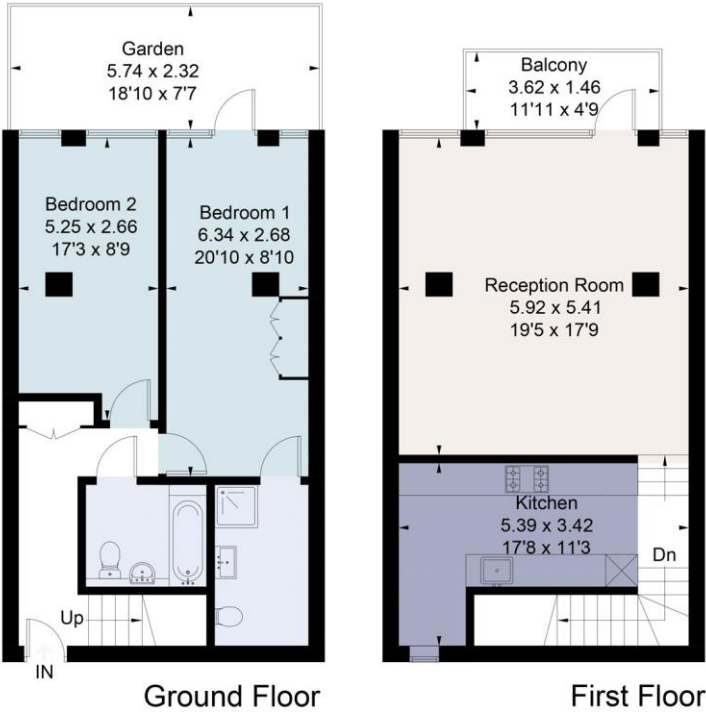






Abney Mews, 22A Bouverie Road, London, N16  
Gross Internal Area 1098 sq ft, 102 m²

Approximate Area = 102.0 sq m / 1098 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	90	90
(81-91) <b>B</b>		
(69-80) <b>C</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	

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