

Lordship Park Stoke Newington, London N16

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Lordship Park
Stoke Newington
London N16

Guide Price £400,000
Fabulously spacious and light one bedroom conversion set over the top floor of a substantial double-fronted Victorian house.







DESCRIPTION

£400,000 to £425,000. This superb property offers generous accommodation in excess of 650 sq ft including wonderfully well-proportioned rooms, and comprising a generous reception room, separate modern kitchen, stylish shower room (which was recently upgraded and benefits a transferable labour warranty), and large double bedroom. There is also plenty of loft storage space with the potential for alternative use subject to the necessary consents and alterations. The property further benefits from shared use of a mature 60ft (approx) rear garden, accessible from the side via a secure bike and bin storage area. Lordship Park is located a short stroll from the green open spaces of both Clissold Park and Woodberry Wetlands, whilst Church Street's eclectic mix of restaurants, bars and independent shops are nearby. Transport links are well served with Stoke Newington Overground featuring trains to the City (Liverpool Street) and the Piccadilly Line at Manor House Tube being approx fifteen minutes' walk, or via bus routes that are also close to hand.
The property benefits from a share of the freehold and is well managed & maintained - the underlying lease is currently being extended to 999 years - and is offered for sale with no onward chain and vacant possession.

Share of Freehold

Guide Price £400,000

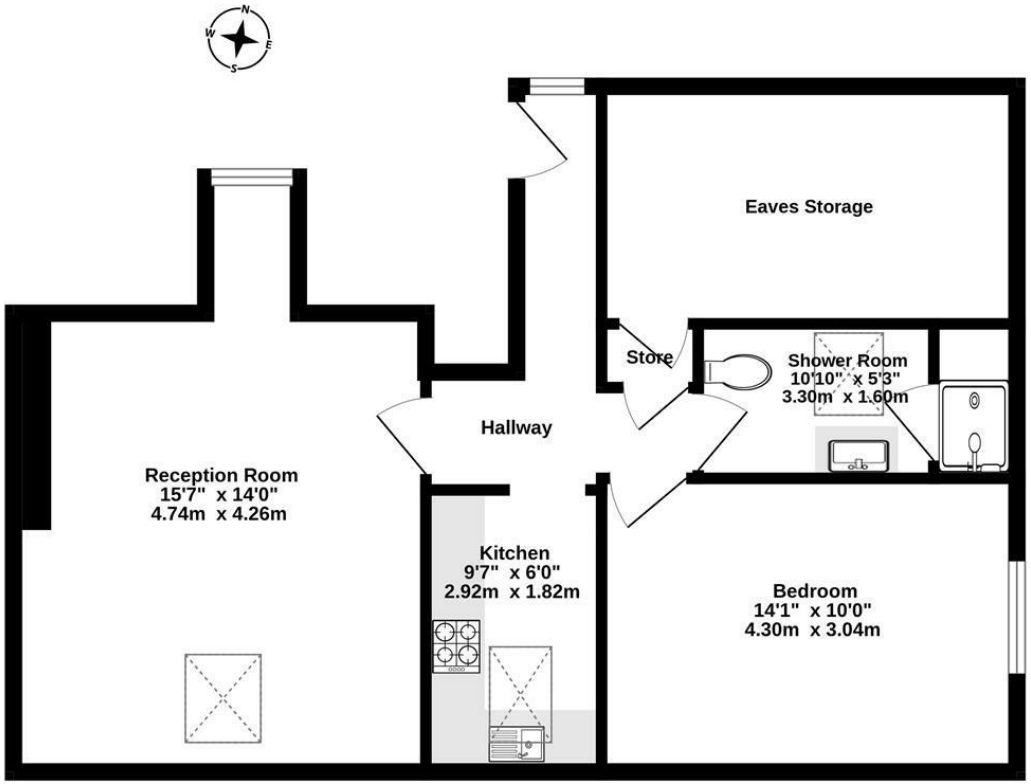








Second Floor
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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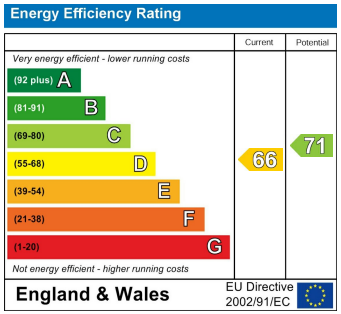

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