



Asking Price £424,995

TENURE : LEASEHOLD

Sandford Court, Bethune Road N16

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

2 DOUBLE BEDROOMS

GROUND FLOOR

SEPARATE KITCHEN

**EASY ACCESS TO STOKE
NEWINGTON STATION**

**SHORT WALK TO LOCAL
SHOPPING FACILITIES**

95 YEARS LEASE

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555
Website: <https://mantlestates.com/>



Mantlestates are pleased to offer this 2-DOUBLE BEDROOM GROUND FLOOR FLAT with a separate kitchen and LARGE LOUNGE with a Juliet balcony. Easy access to Stoke Newington Train Station & easy access to CHURCH STREET. Near to local shopping facilities. Offered Chain Free. 95-year lease remaining, £10.00 per annum ground rent, £210.00 per month service charges.

ENTRANCE HALL 18' 02" x 3' 01" (5.54m x 0.94m)

Tiled floor, Storage cupboard, radiator

W/C 5' 08" x 2' 05" (1.73m x 0.74m)

Double-glazed window to side aspect. Tiled floor. Tiled walls, low-level flush w/c.

BATHROOM 12' 01" x 8' 0" (3.68m x 2.44m)

Double-glazed window to side aspect. Tiled walls, Tiled floor, radiator, wash hand basin with mixer tap in vanity unit. Paneled bath with mixer tap and extractor fan.

KITCHEN 12' 01" x 8' 00" (3.68m x 2.44m)

Wall and base units. Tiled floor. Part tiled walls. Plumbing for washing machine. Stainless steel sink with drainer and mixer taps. Gas hob, electric oven, extractor fan, radiator.

RECEPTION / LOUNGE 15' 01" x 11' 05" (4.60m x 3.48m)

Double-glazed door to Juliet Balcony. Tiled floor, Coving to ceiling. Double-glazed window to front aspect. 2 radiators.

BEDROOM 11' 06" x 11' 07" (3.51m x 3.53m)

Double-glazed window to front aspect. Carpets, radiator.

BEDROOM 11' 08" x 10' 09" (3.56m x 3.28m)

Double-glazed window to front aspect. Carpets, radiator.

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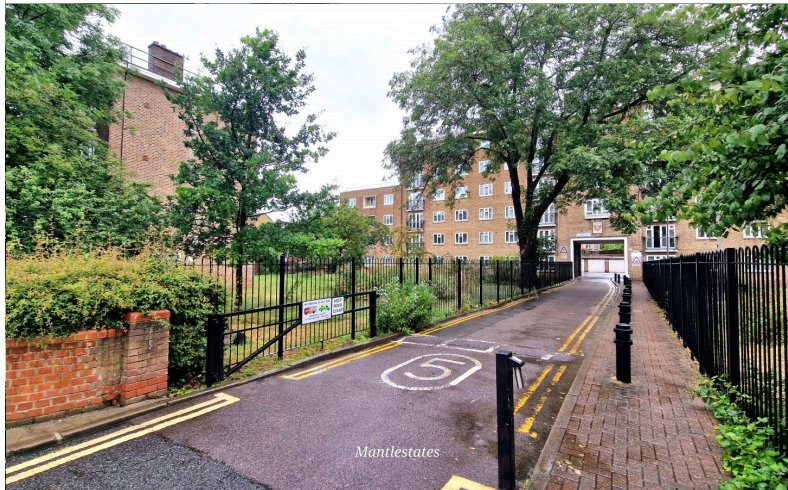
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Sandford Court, N16



