



Castles

ASKING PRICE

£550,000

Leabourne Road

London, N16 6TA

Castles





## PROPERTY SUMMARY

Situated on a quiet residential street in the heart of Stamford Hill, this generously proportioned two-bedroom top-floor apartment offers over 869 sq. ft. of internal space within a stunning period conversion. The property, located on the first floor, is filled with natural light, and retains much of its original character. While it requires some modernisation, it presents an excellent opportunity for buyers looking to add their own touch and enhance its potential. The apartment comprises a large reception room with a charming feature fireplace, a separate kitchen, a spacious master bedroom, a well-sized double guest bedroom, tiled bathroom, and own garage. With its period charm and versatile layout, the space offers a great canvas for refurbishment. Leabourne Road is perfectly positioned in the sought-after neighbourhood of Stamford Hill, within the N16 postcode. The area is well known for its strong sense of community, diverse culture, and excellent local amenities. Stoke Newington, with its vibrant mix of independent shops, bars, cafes, and restaurants, is just a short walk away. Green spaces such as Clissold Park and the picturesque Woodberry Wetlands provide wonderful outdoor spaces for relaxation, while nearby Church Street offers an eclectic selection of boutiques, organic food shops. The property is also ideally situated for transport links, making it a convenient choice for commuters. Stamford Hill Station (Overground) provides direct access to Liverpool Street, while Manor House Underground Station (Piccadilly Line) and Seven Sisters Station (Overground & Victoria Line) offer further connections across London. A wide range of bus routes also ensure easy access to The City, the West End, and beyond. With its prime location, period features, and potential for modernisation, this apartment is an exciting opportunity for those looking to create a bespoke home in one of North London's most desirable areas. Being offered on a chain free basis.



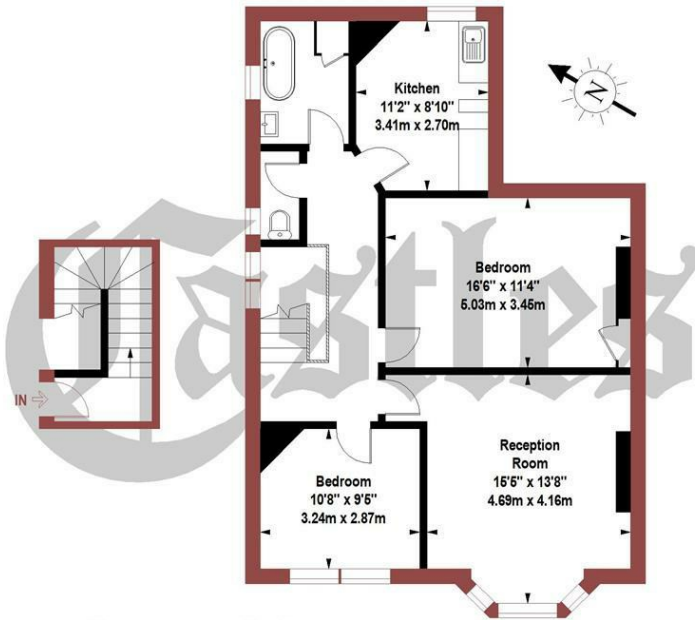




## A guide to the area

AREA GUIDE TEXT

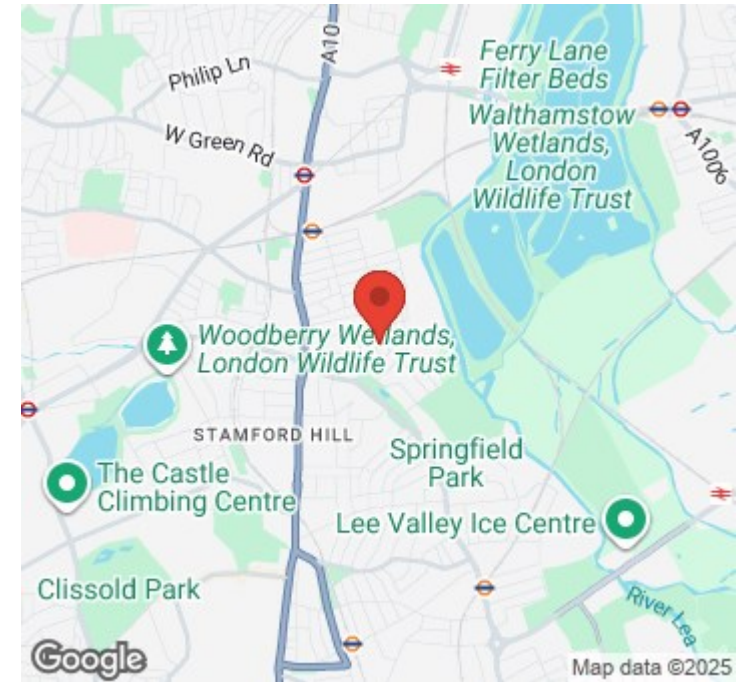
Approx. Gross Internal Area = 80.64 sq m / 868 sq ft



Ground Floor  
Entrance  
Gross Internal  
Floor Area 5.57 sq m/ 60 sq ft

First Floor  
Gross Internal  
Floor Area 75.06 sq m/ 808 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



Flat - First Floor

Leasehold

**Council:**

**Council Tax Band: C**

**Lease Remaining: n/a**

**Service Charge: n/a**

**Ground Rent: n/a**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

44 Lower Clapton Road  
Hackney  
London  
E5 0RN

### OFFICE DETAILS

020 8985 0106  
hackney@castles.london  
<https://www.castles.london/>

| Energy Efficiency Rating                    |  | Current                 | Potential                                                                             |
|---------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                       |
| (92 plus) <b>A</b>                          |  |                         |                                                                                       |
| (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 & Wales                             |  | EU Directive 2002/91/EC |  |