



Lordship Road, London

- Chain Free
- Two Bedrooms
- Views of Reservoir
- Close to Tube Station
- Top Floor (Sixth)
- Lift Access
- Private Balcony
- Close to Church Street

Offers In Excess Of £450,000



Tenure: Leasehold

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Lordship Road, London

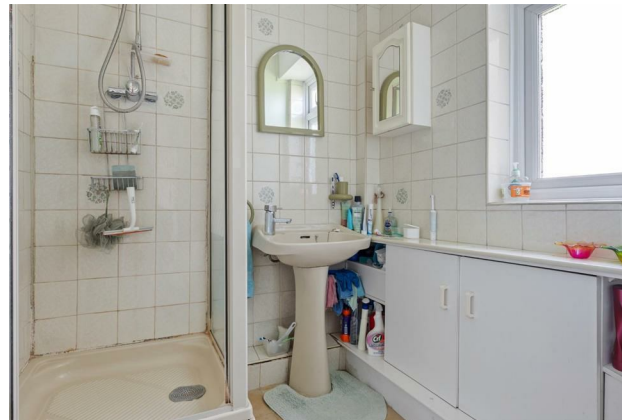
DESCRIPTION

Arranged over the top floor (sixth floor) of a well-maintained purpose built block is this beautiful, modern and spacious two bedroom apartment boasting 720 sq. ft. (67 sqm.) of internal accommodation and a private balcony overlooking the reservoir.

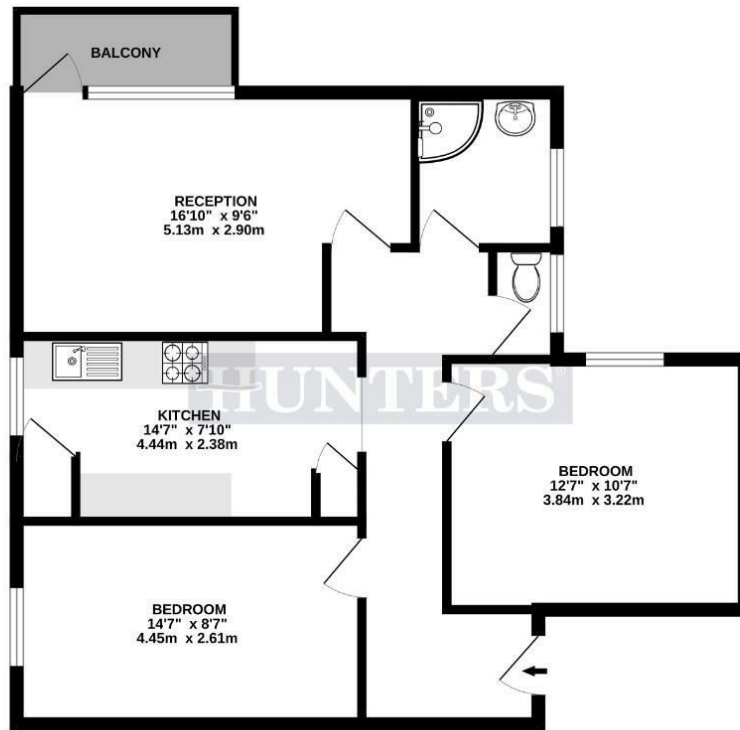
Available to view by appointment only, the property comprises of a large reception room, separate kitchen, master bedroom, double guest bedroom, bathroom, separate W.C. and ample storage throughout. The flat benefits from its own private balcony with views of Woodberry Down West Reservoir, the property also benefits from having a lift.

Situated within moments of Woodberry Wetlands Nature Reserve, the apartment is conveniently situated off Seven Sisters Road, located moments from the many bars, restaurants and coffee houses of Stoke Newington Church Street, vibrant Haringay Green Lanes, and the wide open spaces of both Finsbury and Clissold Park. The property also benefits from an array of local amenities including Sainsbury's Local, independent corner stores, florist and cafes, Post Office, ATM, dry cleaners, GP practices, restaurants, the Castle Climbing Centre and the West Reservoir Watersports Centre.

Transport links include Manor House tube (Piccadilly Line), Finsbury Park Station (National Rail, Thameslink, Piccadilly & Victoria Lines) and a variety of bus routes into The City & West End.



SIXTH FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 723sq.ft. (67.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix 6/20/14



Viewing

Please contact our Hunters Stoke Newington Office on 020 7249 7499 if you wish to arrange a viewing appointment for this property or require further information.

185 - 187 Church Street, Stoke Newington, London, N16

OUL

Tel: 020 7249 7499 Email:


<https://www.hunters.c>



Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C		76	(69-80) C
(55-68) D	58		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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