



West Bank Stamford Hill, London N16

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Immense four bedroom garden maisonette moments from local shops and transport connections.

DESCRIPTION

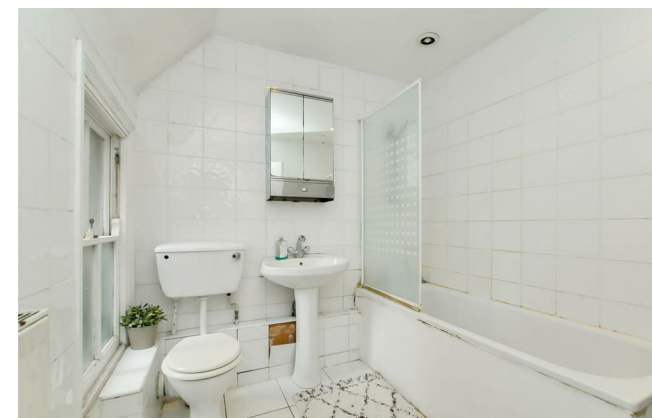
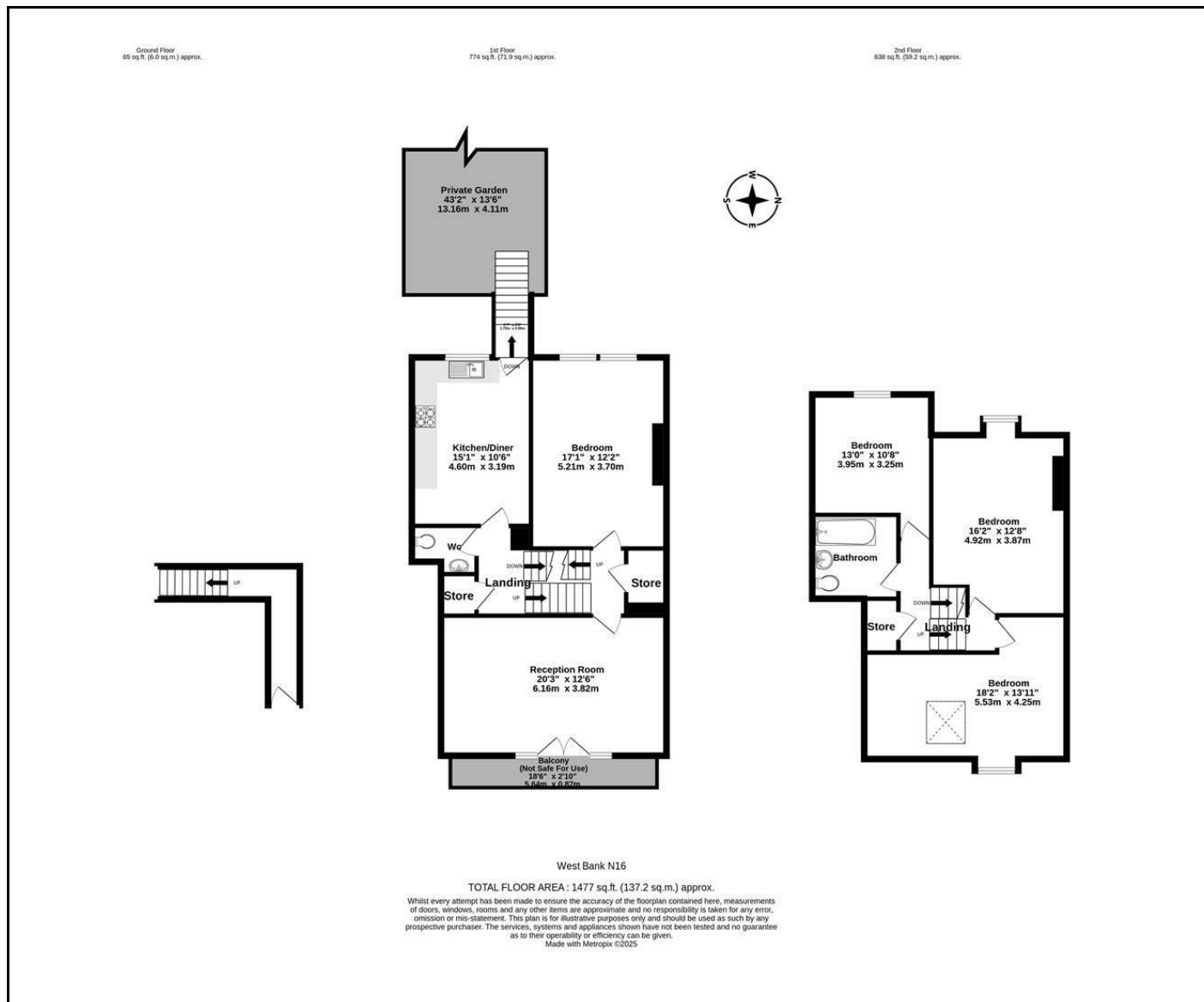
Set over the upper levels of an attractive Victorian house, this superb residence, which could benefit from some updating and refurbishment, boasts a floor area in excess of 1,450 sq ft and a long lease. Spacious accommodation comprises a ground floor entrance, generous living room with balcony, separate large kitchen-diner, guest cloakroom, bathroom and four double bedrooms. Stairs lead down to a wonderful 40' west-facing garden. Local shops at Stamford Hill, and the River Lea and green open spaces of Springfield Park are situated close by. Stoke Newington's eclectic array of boutiques, eateries, coffee bars and pubs are within easy walking distance. There are excellent transport links to The City & West End, with numerous good bus routes and trains from stations at Stamford Hill (Overground), South Tottenham (Overground), Manor House (Piccadilly line) and Seven Sisters (Overground & Victoria Line).

Leasehold

Asking Price £900,000







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

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