



Total Approx. Floor Area 374 Sq.Ft. (34.8 Sq.M.)

Illustration for identification purposes. Not to scale. All measurements are approximate and for guidance only. © Next Move 2017
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	74
(69-80) C	
(55-68) D	54
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	79
(69-80) C	
(55-68) D	54
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Lordship Road N16 5HB

£375,000 Share of Freehold

nextmove.com

Property Misdescriptions Act 1991

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are given only as a guide and services & appliances have not been tested. Purchasers are advised to appoint their own Surveyors & Conveyancers to satisfy themselves on all matters concerning any purchase.



- Spacious Studio Flat
- Raised Sleeping Deck
- Huge Shared Garden

- Generous Studio Room
- Off-Street Parking
- Moments From Church Street & Clissold Park

Impressive ground floor studio flat located a short walk from Church Street and Clissold Park. Set within an imposing semi-detached Victorian house, this superb residence comprises a generous studio space with high ceiling, three large bay windows (recently refitted), and a raised double bed sleeping deck. There are also two storage cupboards just inside the flat and further storage room in the basement. The bathroom and kitchen are separate. Outside there is off-street parking and shared use of a large rear communal garden.

The property could potentially be reconfigured into a one bedroom flat, by putting the bedroom where the kitchen is and adding a kitchen to the living room area.

The property is offered for sale with vacant possession and no onward chain.

