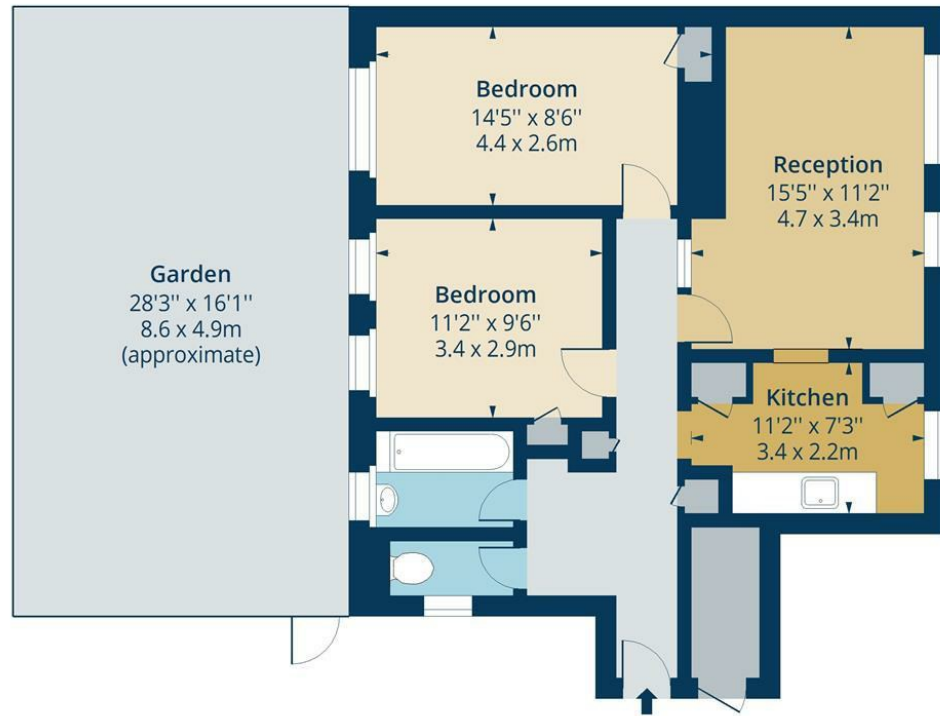
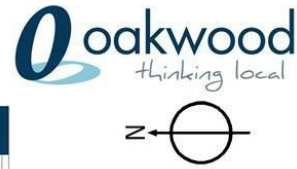


Somerford Grove Estate, N16

Approx. Gross Internal Area 715 Sq Ft - 66.42 Sq M



Ground Floor

Floor Area 715 Sq Ft - 66.42 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 22/1/2024

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.



While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.



Somerford Grove Estate, N16



£450,000 Leasehold

A bright and spacious two bedroom purpose built flat set on the Ground floor of this small well maintained block. Internally the property requires modernisation, but would make a perfect purchase for somebody that wants to put their own stamp on a property. Measuring an impressive 715 Sq ft this unique property provides ample living and storage space as well direct access to a private garden and own entrance.

Somerford Grove is located directly off Stoke Newington Road just moments away from an array of shops, pubs and restaurants as well as bus routes into the city.

oakwoodestateagents.com

48 Stoke Newington Church Street
London N16 0NB

Company No. 2995463, Oakwood Estate Agents Limited T/A Oakwood

Tel 020 7249 1000
Fax 020 7249 2000

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- GREAT LOCATION
- PRIVATE GARDEN
- 105 YEAR LEASE

- SOLD WITH NO FORWARD CHAIN
- OWN ENTRANCE

