

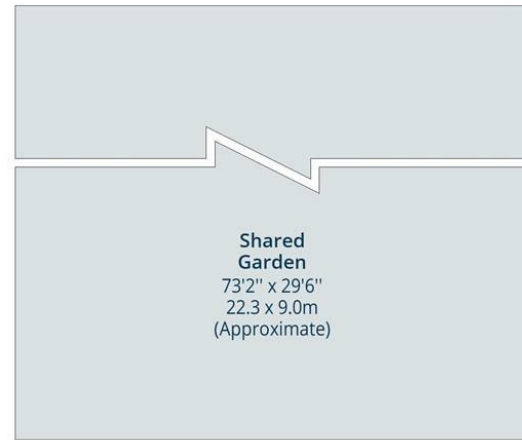
Lordship Park, N16

Approx. Gross Internal Area 1038 Sq Ft - 96.43 Sq M



Lower Ground Floor

Floor Area 1038 Sq Ft - 96.43 Sq M



Ground Floor



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.

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Date: 28/3/2024

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.



£700,000 Leasehold - Share of Freehold

An absolutely stunning and very spacious two bedroom flat set on the lower ground floor which is at street level of this large imposing end of terrace Victorian house. Internally the flat has been maintained to a good standard by its present owners and would make a fantastic first time buy. The flat benefits from its own entrance, direct access to a huge shared South facing garden and is offered for sale with a Share of the Freehold. The property comprises of two bedrooms, an additional room which the vendor currently uses as a studio room and a huge and unique open plan lounge and kitchen.

Lordship Park is a stone's throw away from Clissold Park, and is within easy reach of Woodberry Wetlands Nature Reserve, too. Outstanding local primary schools are close by, and Church Street's excellent mix of independent shops, bars and restaurants are only a short walk away. Connections into the City and Central London couldn't be quicker, with the 106 bus (stopping just outside) and stopping at Finsbury Park (Victoria, Piccadilly and National Rail) in under 10 minutes.



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.

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