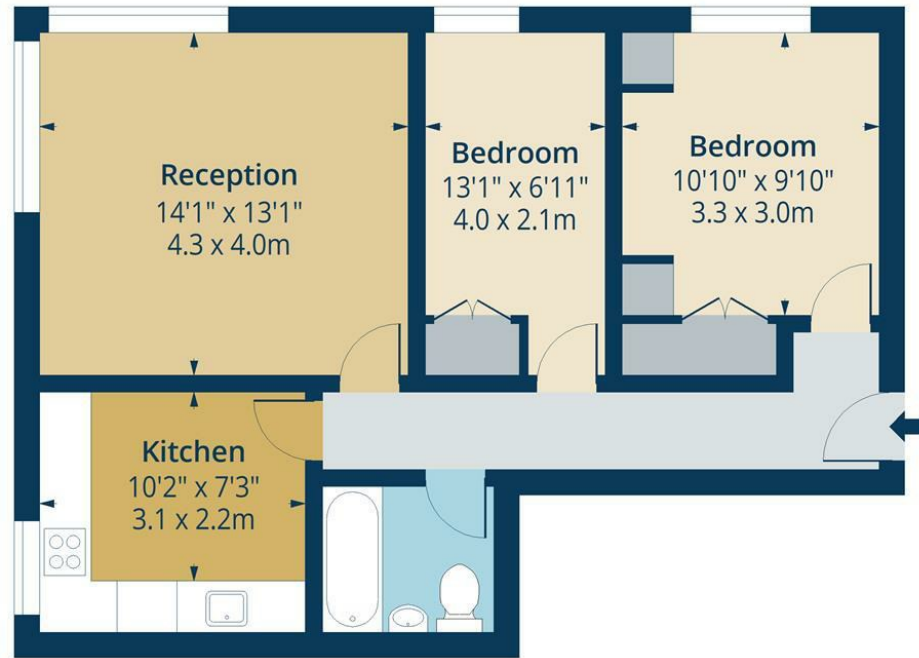


Brookgate, N16

Approx. Gross Internal Area 646 Sq Ft - 60.01 Sq M



Third Floor

Floor Area 646 Sq Ft - 60.01 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.

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Date: 22/8/2024

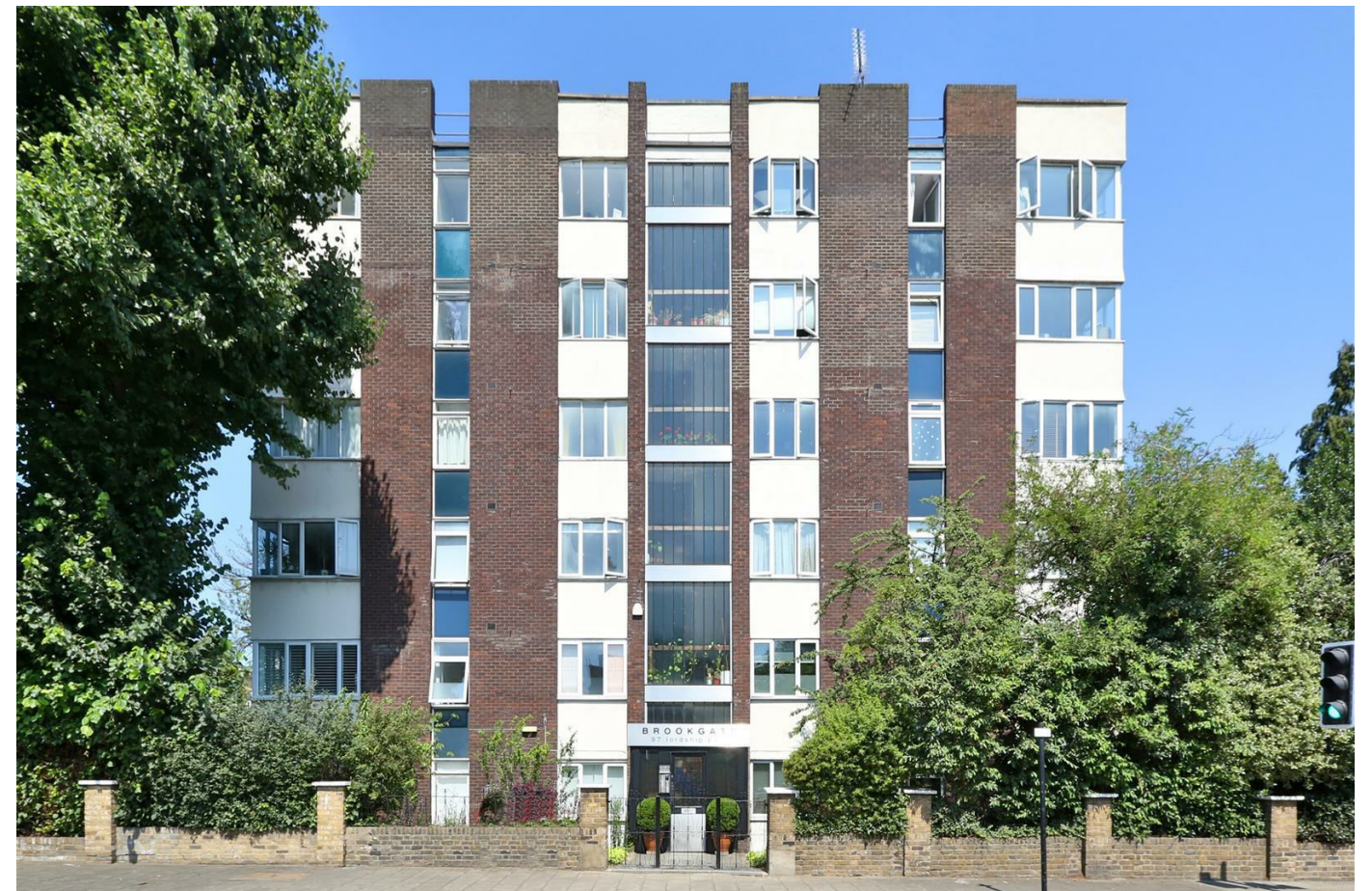
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



Lordship Park, N16



£450,000 Leasehold - Share of Freehold

A bright and spacious two bedroom purpose built flat set on the third floor of this completely private residential block. Internally the property is in good condition throughout and has been tastefully decorated by the current owners. The property is offered for sale with a Share of the Freehold and also benefits from having its own garage as well as access to a shared garden at the rear of the building.

The open green spaces of Clissold Park are just moments away and Church Street is only a five minute walk offering an array of restaurants, shops and pubs/bars. Local transport includes the 106 bus route which is a few minutes to Finsbury Park Underground Station which is on both the Piccadilly/Victoria Lines as well as the Overground Line. Manor House station is also a short walk away. This property would make an ideal first purchase.

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- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- CLOSE TO CLISSOLD PARK
- TWO BEDROOMS

- PRIVATE GARAGE
- IDEAL FIRST TIME BUY
- CLOSE TO TRANSPORT

