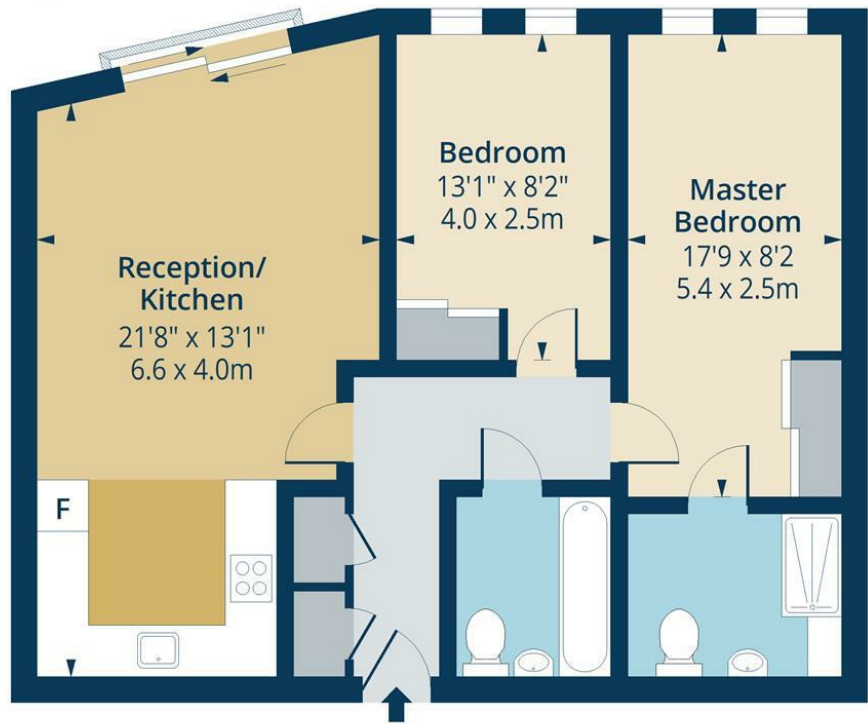



Flanders House, N16  
Approx. Gross Internal Area 738 Sq Ft - 68.56 Sq M



Ground Floor  
Floor Area 738 Sq Ft - 68.56 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: 8/1/2025

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.



Defoe Road, N16



£500,000 Leasehold

A well presented and stylishly appointed, this two double bedroom ground floor flat, superbly located within a modern purpose built development in the heart of Stoke Newington, just a short walk from Church Street.

The property has been well maintained throughout by the current owners, offering bright and spacious, well proportioned accommodation with modern interiors throughout. Features include electric heating, double glazing, two bathrooms, ample inbuilt storage and long lease.

Defoe Road is in a fantastic neighbourhood with a thriving sense of community and is also well positioned close to outstanding local schools. The mix of independent shops, bars and restaurants along Church Street is within easy reach, and the award-winning Clissold Park is only a short walk away. Connections into the City and Central London are swift and simple, with the many bus links that run along Albion Road servicing North, East and West London. Rectory Road station (Overground) is only a short distance away, offering direct links into London Liverpool Street station.

There are several green spaces nearby; Abney Park & Cemetery and Clissold Park, with its tennis courts, café, beautiful lakes, and resident deer, are local favourites.

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- TWO DOUBLE BEDROOMS
- 738 SQFT
- CLOSE TO CLISSOLD PARK
- TWO BATHROOMS
- EXCELLENT LOCATION
- CLOSE TO TRANPIORT
- IDEAL FIRST TIME BUY

