

Julian  
Reid



**56A Lordship Park, London, N16 5UA**

A spacious, two bedroom converted flat with established, south facing garden arranged on the ground floor of this fine, late Victorian house just north of Clissold Park

[julianreid.co.uk](http://julianreid.co.uk)

**Offers In Excess Of £700,000**  
**Share of Freehold**

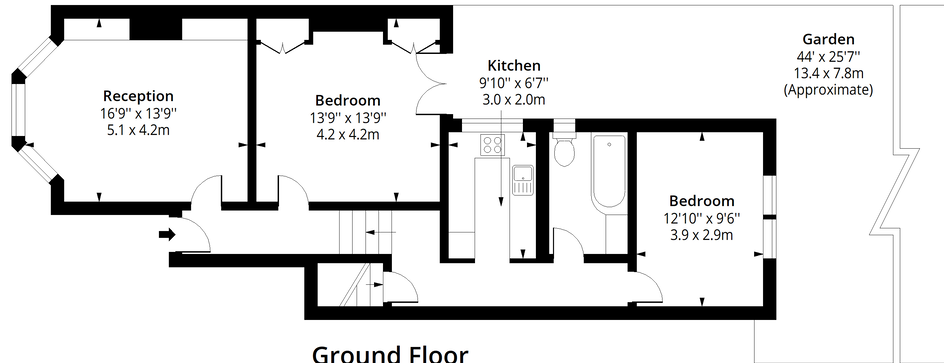
- **2 Bedrooms**
- **Council Tax Band: D**
- **EPC Rating: D**
- **Large Reception room**
- **South facing Garden**

A well proportioned, two bedroom flat arranged on the ground floor of this substantial converted Victorian end of terraced house. The flat offers much character with bright rooms, excellent ceiling height and has the benefit of the first third of a good sized, south facing garden. Excellent reception room with large bay window, a well equipped kitchen, bathroom and two generous bedrooms. There is also a cellar for storage. Presented in reasonable condition throughout, this property offers an ideal opportunity to create a super home on a great location. Lordship Park is located just north, and within walking distance of Clissold Park. There is a regular bus service connecting Finsbury Park and further vibrant selection of shops, bars and restaurants together with further bus services and Stoke Newington Church Street. The property is offered with a third share of the Freehold. The original lease has 960 years remaining and each flat contributes £100 per month into a fund covering the cost of buildings Insurance and other small maintenance issues.



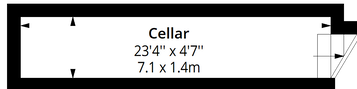
# Lordship Park, N16

Approx. Gross Internal Area 940 Sq Ft - 87.33 Sq M



## Ground Floor

Floor Area 830 Sq Ft - 77.11 Sq M



## Lower Ground Floor

Floor Area 110 Sq Ft - 10.22 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](http://lpaplus.com)

Date: 29/9/2025

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